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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

TUESDAY, JULY 5, 2005
9:30 A.M.

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes. The Board may limit the total time allocated for public comment.

---

1. Public Comment on any agenda item.

2. Closed session with legal counsel to review additional documents submitted by the parties following the evidentiary hearing on the below listed application, and to take possible action on said documents. The Board may also deliberate and take possible action on the valuation of the following application (pursuant to Revenue and Taxation Code Section 1605.4):

APPLICATION:	2003-0556
APPLICANT:	RHV FRANCISCO, LLC
PARCEL NO.:	0056 006
PARCEL ADDRESS:	1789 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,701,501.00
ASSESSOR RECOMMEND:	$27,500,000.00
APPLICANT'S REVISED::	$23,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

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4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE - Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. The Sunshine Ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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LOBBYIST REGISTRATION AND REPORTING REQUIREMENTS - Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317;Web site www.sfgov.org/ethics.

ACCESSIBILITY – The hearing room is wheelchair accessible.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, July 5, 2005 at 9:38 a.m.

Present: Peter Fatooh , Gordon Huseby, and Diane Robinson

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Quorum present

Chairperson: Peter Fatooh, Presiding

Deputy City Attorney Marie Blits

With no public present for comment, at the hour of 9:42 a.m., the Board went into closed session to review the taxpayer representative's request for the Board to reopen the evidentiary hearing so that the taxpayer can submit an opinion letter from the State Board of Equalization regarding lease signing dates, effective rent, and direct capitalization method of the income approach.

The Board reconvened in open session at 10:07 a.m. and took action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0556	RHV Francisco, LLC	The Board to grant taxpayer's request to reopen the evidentiary hearing for submittal of the SBE opinion letter only, and is contingent upon the taxpayer submitting a waiver agreement within 10 days.

There being no further business, the Board, at the hour of 10:12 a.m., recessed to reconvene Thursday, July 7, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board July 8, 2005

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ASSESSMENT APPEALS BOARD
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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, July 06, 2005 To Wednesday, July 06, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0504
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0208 024
PARCEL ADDRESS:	0750 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,402,776.00
APPLICANT'S OPINION:	$13,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0636
APPLICANT:	31 NORTH SECOND ASSOCIATES, LP
PARCEL NO.:	0235 001
PARCEL ADDRESS:	0091 DRUMM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,405,497.00
APPLICANT'S OPINION:	$2,200,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
JUN 28 2005
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0786
APPLICANT:	TOM, STEPHEN
PARCEL NO.:	0355 007
PARCEL ADDRESS:	1244 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,048,440.00
APPLICANT'S OPINION:	$1,395,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1092
APPLICANT:	EOP - 60 SPEAR LLC
PARCEL NO.:	3712 023
PARCEL ADDRESS:	0060 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,888,785.00
APPLICANT'S OPINION:	$11,400,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0878
APPLICANT:	ARISTO INVESTMENT GROUP
PARCEL NO.:	0235 001
PARCEL ADDRESS:	0091 DRUMM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,487,747.00
APPLICANT'S OPINION:	$2,200,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1022
APPLICANT:	EOP - 60 SPEAR LLC
PARCEL NO.:	3712 023
PARCEL ADDRESS:	0060 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,316,117.00
APPLICANT'S OPINION:	$11,500,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, July 07, 2005 To Thursday, July 07, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0488
APPLICANT:	FIRST SANSOME, LLC
PARCEL NO.:	0267 010
PARCEL ADDRESS:	0114 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$64,504,800.00
APPLICANT'S OPINION:	$19,051,500.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0549
APPLICANT:	TMG ONE MARKET, LP
PARCEL NO.:	3713 006
PARCEL ADDRESS:	0001 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$83,814,370.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
JUN 28 2005
Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, July 07, 2005 To Thursday, July 07, 2005
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0616
APPLICANT:	DESPA DEUTSCHE SPARKASSEN-I
PARCEL NO.:	0241 027
PARCEL ADDRESS:	0600 CALIFORNIA ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$94,307,840.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0617
APPLICANT:	DESPA DEUTSCHE SPARKASSEN-I
PARCEL NO.:	0241 027
PARCEL ADDRESS:	0600 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$102,081,836.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1390
APPLICANT:	DESP DEUTSCHE SPARKASSEN / QUORUM NOTH BUILDING
PARCEL NO.:	0241 027
PARCEL ADDRESS:	0600 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$103,987,703.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

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In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, July 7, 2005 at 9:47 a.m.

Present: Peter Fatooh, Diane Robinson and Carol Ruth Silver

Quorum present

Chairperson: Carol Ruth Silver, Presiding

The Board opened its meeting and heard public comment from Mark Ong of Independent Tax Representatives, LLC regarding a May 25, 2005 opinion letter that he received from the State Board of Equalization regarding lease signing dates, effective rent, and direct capitalization method of the income approach to value property.

Following public comment, and with the below listed applicant for change in the assessed valuation of property affecting the 2003 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-0488	First Sansome, LLC	Continued to 7/8/05

The following listed applicant for change in the assessed valuation of property affecting the 2003 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-0549	TMG One Market, LP	Postponed

There being no further business, the Board, at the hour of 11:50 a.m., recessed to reconvene Friday, July 8, 2005, at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board July 8, 2005

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8/05

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, July 08, 2005 To Friday, July 08, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0616
APPLICANT:	DESPA DEUTSCHE SPARKASSEN-I
PARCEL NO.:	0241 027
PARCEL ADDRESS:	0600 CALIFORNIA ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$94,307,840.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0617
APPLICANT:	DESPA DEUTSCHE SPARKASSEN-I
PARCEL NO.:	0241 027
PARCEL ADDRESS:	0600 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$102,081,836.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JUN 28 2005
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, July 08, 2005 To Friday, July 08, 2005
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1390
APPLICANT:	DESP DEUTSCHE SPARKASSEN / QUORUM NOTH BUILDING
PARCEL NO.:	0241 027
PARCEL ADDRESS:	0600 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$103,987,703.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

FAXED

NOTICE OF SPECIAL MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS **BOARD No. 1** HEARING

FRIDAY, JULY 8, 2005
9:30 A.M.

MEETING TO COMMENCE IN ROOM 406 AT CITY HALL

with

A PORTION OF THIS MEETING TO BE HELD AT AN ALTERNATE
MEETING PLACE LOCATED AT
FEDERAL RESERVE BANK –101 MARKET STREET

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1) Convene the meeting in Room 406, City Hall.

2) Public Comment will be taken on every item on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.

3) The Board to resume its evidentiary hearing and discussion on the following applications regarding the assessed valuation of the following application:

APPLICATION:	2003-0892
APPLICANT:	FEDERAL RESERVE BANK
PARCEL NO.:	3712 025
PARCEL ADDRESS:	0101 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$159,005,671.00
APPLICANT'S OPINION:	$126,100,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JUN 24 2005
Assessment Appeals Board

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06-29-05A09:22 RCVD

4) SPECIAL ORDER – 11:00 A.M. – Move Meeting to Alternate Site

The Board will break and travel to the subject property, located at 101 Market Street, where the Board will conduct an on-site tour to better acquaint themselves with the layout of the building, particularly the Restricted Vault Area, deemed to be a trade secret of the applicant and confidential in nature as determined by the Board during in these proceedings pursuant to Revenue & Taxation Code Section 1605.4, which will close this portion from public record and access.

This meeting will be for the sole purpose of viewing the subject property. No substantive discussion will be held during this on-site tour.

5) Following the off-site meeting at the subject property, the Board to reconvene in Room 406 at City Hall to continue the hearing and discussion for the above application, and to take possible action.

6) Adjourn.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE - Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. The Sunshine Ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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ACCESSIBILITY -- The hearing room 406 is wheelchair accessible.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, July 08, 2005 at 10:06 a.m.

Present: Peter Fatooh & Carol Ruth Silver

Quorum present

Chairperson: Carol Ruth Silver, Presiding

With no public present for comment, the Board reviewed documents submitted by both parties in response to the Board's request of July 7, 2005, including notification by the parties that neither deemed it necessary to be present at today's proceedings for discussion of the newly submitted documents.

At the hour of 10:17 a.m., the Board went into closed session for further review, discussion and possible action with regard to the newly submitted documents. At the hour of 10:53 a.m., the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-0488	First Sansome, LLC	Taken under submission; continued to 7/11/05 for the fully-complimented panel to meet in closed session to deliberate.

There being no further business, the Board, at the hour of 10:53 a.m., recessed to reconvene Monday, July 11, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

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Dawn Duran
Administrator

Approved by the Board July 13, 2005

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.
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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, July 11, 2005 To Monday, July 11, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0457
APPLICANT:	BOSTON PROPERTIES, INC.
PARCEL NO.:	0229 003
PARCEL ADDRESS:	0325 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$42,977,625.00
APPLICANT'S OPINION:	$28,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1657
APPLICANT:	WENWARD HOLDINGS LLC
PARCEL NO.:	0554 029
PARCEL ADDRESS:	1835 1839 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,237,292.00
APPLICANT'S OPINION:	$1,500,432.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board
7/1/05

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0221
APPLICANT:	WENWARD HOLDINGS LLC
PARCEL NO.:	0554 029
PARCEL ADDRESS:	1835 1839 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,279,053.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1354
APPLICANT:	BOSTON PROPERTIES, INC.
PARCEL NO.:	0229 003
PARCEL ADDRESS:	0325 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$43,014,030.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

- Public comment will be taken on every item on the agenda.

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, July 11, 2005 To Monday, July 11, 2005
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0631
APPLICANT:	490 POST STREET INVESTORS LP c/o DAVID PICK, ESQ
PARCEL NO.:	0296 010
PARCEL ADDRESS:	0490 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$45,737,484.00
APPLICANT'S OPINION:	$22,000,980.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1746
APPLICANT:	2322 LOMBARD STREET, LLC
PARCEL NO.:	0489 010
PARCEL ADDRESS:	2322 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,275,592.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0687
APPLICANT:	490 POST STREET INVESTORS LP c/o DAVID PICK, ESQ
PARCEL NO.:	0296 010
PARCEL ADDRESS:	0490 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$35,053,687.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1023
APPLICANT:	2322 LOMBARD STREET, LLC
PARCEL NO.:	0489 010
PARCEL ADDRESS:	2322 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,336,747.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Monday, July 11, 2005 at 9:40 a.m.

Present: Carol Ruth Silver, Gordon Huseby and David Wilbur

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Quorum present

Chairperson: Carol Ruth Silver, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for 2003 year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-1657	Wenward Holdings LLC	Continued (Agreed upon value not approved by the Board, to be scheduled for evidentiary hearing in 60 days.)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0457	Boston Properties, Inc.	Postponed
2004-0221	Wenward Holdings LLC	Withdrawn
2004-1354	Boston Properties, Inc.	Postponed

There being no further business, the Board, at the hour of 11:10 a.m., recessed to reconvene Tuesday, July 12, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August 1, 2005

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

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= Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

MONDAY, JULY 11, 2005
9:30 AM

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1. Public Comment on any agenda item.

2. Closed session with legal counsel to continue its deliberations on value for the following application (pursuant to Revenue and Taxation Code Section 1605.4):

A.	APPLICATION:	2003-0001
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2002980690
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$337,719,998.00
	ASSESSOR'S VALUE RECOMMENDATION:	$326,587,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$167,500,000.00
	TAXABLE YEAR:	2002
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	ESCAPE

DATE POSTED
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Assessment Appeals Board

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B.	APPLICATION:	2003-0002
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2002980689
	PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$331,098,037.00
	ASSESSOR'S VALUE RECOMMENDATION:	$322,733,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$162,500,000.00
	TAXABLE YEAR:	2001
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	ESCAPE

C.	APPLICATION:	2003-1096
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2003704723
	PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$344,474,398.00
	ASSESSOR'S VALUE RECOMMENDATION:	$323,083,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$170,000,000.00
	TAXABLE YEAR:	2003
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

FAXED

Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

TUESDAY, JULY 12, 2005
9:30 AM

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1. Public Comment on any agenda item.

2. Closed session with legal counsel to continue its deliberations on value for the following application (pursuant to Revenue and Taxation Code Section 1605.4):

A.

APPLICATION:	2003-0001
APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
PARCEL NO.:	2002980690
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ASSESSOR'S VALUE RECOMMENDATION:	$326,587,000.00
APPLICANT'S REVISED OPINION OF VALUE:	$167,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

DATE POSTED
JUL 0 7 2005
Assessment Appeals Board

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B.

APPLICATION:	2003-0002
APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
PARCEL NO.:	2002980689
PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$331,098,037.00
ASSESSOR'S VALUE RECOMMENDATION:	$322,733,000.00
APPLICANT'S REVISED OPINION OF VALUE:	$162,500,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Possessory Interest
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C.

APPLICATION:	2003-1096
APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
PARCEL NO.:	2003704723
PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$344,474,398.00
ASSESSOR'S VALUE RECOMMENDATION:	$323,083,000.00
APPLICANT'S REVISED OPINION OF VALUE:	$170,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

FILED

Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

WEDNESDAY, JULY 13, 2005
9:30 AM

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1. Public Comment on any agenda item.

2. Closed session for Board to deliberation valuation for the following application (pursuant to Revenue and Taxation Code Section 1605.4):

A.	APPLICATION:	2003-0488
	APPLICANT:	FIRST SANSOME, LLC
	PARCEL NO.:	0267 010
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$64,504,800.00
	ASSESSOR'S VALUE RECOMMENDATION:	$33,300,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$27,000,000.00
	TAXABLE YEAR:	2003
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ACCESSIBILITY – The hearing room is wheelchair accessible.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, July 13, 2005 at 9:41 a.m.

Present: Peter Fatooh, Diane Robinson and Carol Ruth Silver

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Quorum present

Chairperson: Carol Ruth Silver, Presiding

With no public present for comment, the Board went into closed session at the hour of 9:44 a.m. to deliberate the valuation of the below listed assessment appeal application. At the hour of 10:03 a.m., the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-0488	First Sansome, LLC	A.V. Lowered (Assessor)

There being no further business, the Board, at the hour of 10:08 a.m., recessed to reconvene Thursday, July 14, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August 1, 2005

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.
The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, July 14, 2005 To Thursday, July 14, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0432
APPLICANT:	EASTOPEN, INC. dba RAMADA HOTEL
PARCEL NO.:	3701 059
PARCEL ADDRESS:	1215 1231 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$44,343,628.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1693
APPLICANT:	EASTOPEN INC.
PARCEL NO.:	3701 059
PARCEL ADDRESS:	1215 1231 MARKET ST,
TOPIC:	Other
CURRENT ASSESSMENT:	$3,610,371.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

DATE POSTED
JUL 05 2005
Assessment Appeals Board

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, July 14, 2005 at 9:38 a.m.

Present: Peter Fatooh, Gordon Huseby and Diane Robinson

Quorum present

Chairperson: Peter Fatooh, Presiding

Deputy City Attorney Dorji Roberts

Certified Court Reporter

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The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for the 2003 tax year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-0432	Eastopen, Inc. dba Ramada Hotel	Continued to 1:30 p.m.
2004-1693	Eastopen, Inc.	Withdrawn

RECESS

The Board, at the hour of 11:29 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:37 p.m.

Present: Peter Fatooh, Gordon Huseby and Diane Robinson

Quorum present

Chairperson: Peter Fatooh, Presiding

Deputy City Attorney Dorji Roberts

Certified Court Reporter

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for the 2003 tax year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-0432	Eastopen, Inc. dba Ramada Hotel	Submitted

There being no further business, the Board, at the hour of 3:15 p.m., recessed to reconvene Monday, July 18, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board September 8, 2005

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

FAXED

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

FRIDAY, JULY 15, 2005
9:30 AM

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1. Public Comment on any agenda item.

2. Closed session with legal counsel to continue its deliberations on value for the following application (pursuant to Revenue and Taxation Code Section 1605.4):

A.	APPLICATION:	2003-0001
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2002980690
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$337,719,998.00
	ASSESSOR'S VALUE RECOMMENDATION:	$326,587,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$167,500,000.00
	TAXABLE YEAR:	2002
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	ESCAPE

DATE POSTED
JUL 07 2005
Assessment Appeals Board

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B.

APPLICATION:	2003-0002
APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
PARCEL NO.:	2002980689
PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$331,098,037.00
ASSESSOR'S VALUE RECOMMENDATION:	$322,733,000.00
APPLICANT'S REVISED OPINION OF VALUE:	$162,500,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

C.

APPLICATION:	2003-1096
APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
PARCEL NO.:	2003704723
PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$344,474,398.00
ASSESSOR'S VALUE RECOMMENDATION:	$323,083,000.00
APPLICANT'S REVISED OPINION OF VALUE:	$170,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ACCESSIBILITY – The hearing room is wheelchair accessible.

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

FAXED

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

FRIDAY, JULY 15, 2005
12:00 PM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes. The Board may limit the total time allocated for public comment.

1. Public Comment on any agenda item.
2. Closed session to deliberate valuation for the following application (pursuant to Revenue and Taxation Code Section 1605.4):

A.	APPLICATION:	2003-0485
	APPLICANT:	PWREF/MCC-CHINA BASIN, LLC
	PARCEL NO.:	3803 005
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$232,014,865.00
	ASSESSOR'S VALUE RECOMMENDATION:	$178,626,865.00
	APPLICANT'S REVISED OPINION OF VALUE:	$109,126,865.00
	TAXABLE YEAR:	2003
	APPEAL TYPE:	Real Property
	ROLL TYPE:	Regular

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

DATE POSTED
JUL 08 2005
Assessment Appeals Board

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, July 18, 2005 To Monday, July 18, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0548
APPLICANT:	MARTIN CL ASSOCIATES, LP
PARCEL NO.:	3786 013
PARCEL ADDRESS:	0310 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,211,623.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0894
APPLICANT:	TRANSAMERICA CORPORATION
PARCEL NO.:	3768 016
PARCEL ADDRESS:	0002 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,477,341.00
APPLICANT'S OPINION:	$7,700,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

DATE POSTED
JUL 12 2005
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1707
APPLICANT:	200 LLC
PARCEL NO.:	0237 006
PARCEL ADDRESS:	0200 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,734,496.00
APPLICANT'S OPINION:	$8,300,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0230
APPLICANT:	200 LLC
PARCEL NO.:	0237 006
PARCEL ADDRESS:	0200 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,972,248.00
APPLICANT'S OPINION:	$9,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1344
APPLICANT:	TRANSAMERICA REALTY SERVICES, INC.
PARCEL NO.:	3768 016
PARCEL ADDRESS:	0002 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,728,962.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, July 18, 2005, at 9:30 a.m.

Present: Richard Lee, Joseph Tham and David Wilbur

Quorum present

Chairperson: David Wilbur, Presiding

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The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0894	Transamerica Realty Services	Continued
2004-1344	Transamerica Realty Services	Continued

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0548	Martin CL Associates, LP	Withdrawn
2003-1707	200 LLC	Postponed
2004-0230	200 LLC	Withdrawn

There being no further business, the Board, at the hour of 12:10 p.m., recessed to reconvene Tuesday, July 19, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board October 3, 2005

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

FAXED

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

MONDAY, JULY 18, 2005
9:30 AM

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1. Public Comment on any agenda item.

2. Closed session with legal counsel to continue its deliberations on value for the following application (pursuant to Revenue and Taxation Code Section 1605.4):

A.	APPLICATION:	2003-0001
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2002980690
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$337,719,998.00
	ASSESSOR'S VALUE RECOMMENDATION:	$326,587,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$167,500,000.00
	TAXABLE YEAR:	2002
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	ESCAPE

DATE POSTED
JUL 13 2005
Assessment Appeals Board

B.	APPLICATION:	2003-0002
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2002980689
	PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$331,098,037.00
	ASSESSOR'S VALUE RECOMMENDATION:	$322,733,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$162,500,000.00
	TAXABLE YEAR:	2001
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	ESCAPE

C.	APPLICATION:	2003-1096
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2003704723
	PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$344,474,398.00
	ASSESSOR'S VALUE RECOMMENDATION:	$323,083,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$170,000,000.00
	TAXABLE YEAR:	2003
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ACCESSIBILITY – The hearing room is wheelchair accessible.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.
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Assessment Appeals Board 1 Hearing
Room 408, City Hall
Tuesday, July 19, 2005 To Tuesday, July 19, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1167
APPLICANT:	SAKS, INC.
PARCEL NO.:	0294 007
PARCEL ADDRESS:	0216 0220 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,723,115.00
APPLICANT'S OPINION:	$22,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DOCUMENTS DEPT.
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1237
APPLICANT:	HMC ACQUISITION PROPERTIES
PARCEL NO.:	0028 009
PARCEL ADDRESS:	1280 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,353,489.00
APPLICANT'S OPINION:	$853,566.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
JUL 12 2005
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1238
APPLICANT:	HMC ACQUISITION PROPERTIES
PARCEL NO.:	0028 015
PARCEL ADDRESS:	1250 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$32,789,073.00
APPLICANT'S OPINION:	$20,485,582.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 408, City Hall
Tuesday, July 19, 2005 To Tuesday, July 19, 2005
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0911
APPLICANT:	UNION BANK OF CALIFORNIA
PARCEL NO.:	0239 029
PARCEL ADDRESS:	0430 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$60,442,462.00
APPLICANT'S OPINION:	$51,216,995.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0912
APPLICANT:	UNION BANK OF CALIFORNIA
PARCEL NO.:	0239 003
PARCEL ADDRESS:	0400 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,213,993.00
APPLICANT'S OPINION:	$5,205,633.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1129
APPLICANT:	GAP, INC.
PARCEL NO.:	3769 002A
PARCEL ADDRESS:	0001 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$46,799,272.00
APPLICANT'S OPINION:	$23,399,636.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1132
APPLICANT:	GAP, INC.
PARCEL NO.:	2003201134
PARCEL ADDRESS:	0001HARRISON ST, 0300
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$8,142,626.00
APPLICANT'S OPINION:	$3,700,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0766
APPLICANT:	CHAN, ESTRELLITA
PARCEL NO.:	3789 752
PARCEL ADDRESS:	0239 BRANNAN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,000,000.00
APPLICANT'S OPINION:	$424,101.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0767
APPLICANT:	CHAN, ESTRELLITA
PARCEL NO.:	3789 753
PARCEL ADDRESS:	0239 BRANNAN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,000,000.00
APPLICANT'S OPINION:	$424,101.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Tuesday, July 19, 2005 at 9:30 a.m.

Present: Carol Ruth Silver, David Wilbur and Richard Lee

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SEP 22 2005

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Quorum present

Chairperson: Carol Ruth Silver, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-1167	Saks, Inc.	Denied (No show)
2003-1237	HMC Acquisition Properties	Postponed
2003-1238	HMC Acquisition Properties	Postponed

RECESS

There being no further business, the Board, at the hour of 10:00 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Diane Robinson, David Wilbur and Richard Lee

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-0766	Estrellita Chan	A.V.Lowered (Assessor)
2004-0767	Estrellita Chan	A.V.Lowered (Assessor)

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2003-0911	Union Bank of California	Postponed
2003-0912	Union Bank of California	Postponed
2003-1129	HMC Acquisition Properties	Postponed
2003-1238	HMC Acquisition Properties	Postponed

There being no further business, the Board, at the hour of 2:10 p.m., recessed to reconvene Tuesday, March 23, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board September 20, 2005

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@sfgov.org

FAXED

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

TUESDAY, JULY 19, 2005
9:30 AM

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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DOCUMENTS DEPT.

JUL 20 2005

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1. Public Comment on any agenda item.

2. Closed session with legal counsel to continue its deliberations on value for the following application (pursuant to Revenue and Taxation Code Section 1605.4):

A.	APPLICATION:	2003-0001
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2002980690
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$337,719,998.00
	ASSESSOR'S VALUE RECOMMENDATION:	$326,587,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$167,500,000.00
	TAXABLE YEAR:	2002
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	ESCAPE

DATE POSTED
JUL 13 2005

Assessment Appeals Board

B.	APPLICATION:	2003-0002
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2002980689
	PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$331,098,037.00
	ASSESSOR'S VALUE RECOMMENDATION:	$322,733,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$162,500,000.00
	TAXABLE YEAR:	2001
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	ESCAPE

C.	APPLICATION:	2003-1096
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2003704723
	PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$344,474,398.00
	ASSESSOR'S VALUE RECOMMENDATION:	$323,083,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$170,000,000.00
	TAXABLE YEAR:	2003
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ACCESSIBILITY – The hearing room is wheelchair accessible.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, July 19, 2005 at 12:11 p.m.

Present: Peter Fatooh, Gordon Huseby, and Diane Robinson

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SEP 15 2005

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Quorum present

Chairperson: Peter Fatooh, Presiding

With no public present for comment, the Board went into closed session at the hour of 12:13 p.m. to deliberate the valuation of the below listed application affecting the assessed value for the 2003 tax roll year.

At the hour of 1:32 p.m. the Board reconvened in open session and took the following action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2002-0571	Eastopen, Inc. dba Ramada Hotel	A.V.Lowered (Board), but higher than Assessor's recommend value; 2-1 vote with Member Huseby dissenting for no change to the roll value

There being no further business, the Board, at the hour of 1:37 p.m. recessed to reconvene Wednesday July 20, 2005 at 1:30 p.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board September 8, 2005

FAXED

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

WEDNESDAY, JULY 20, 2005
9:30 AM

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JUL 20 2005

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1. Public Comment on any agenda item.

2. Closed session with legal counsel to continue its deliberations on value for the following application (pursuant to Revenue and Taxation Code Section 1605.4):

A.	APPLICATION:	2003-0001
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2002980690
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$337,719,998.00
	ASSESSOR'S VALUE RECOMMENDATION:	$326,587,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$167,500,000.00
	TAXABLE YEAR:	2002
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	ESCAPE

DATE POSTED
JUL 13 2005
Assessment Appeals Board

B.	APPLICATION:	2003-0002
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2002980689
	PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
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	TAXABLE YEAR:	2001
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	ESCAPE

C.	APPLICATION:	2003-1096
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2003704723
	PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$344,474,398.00
	ASSESSOR'S VALUE RECOMMENDATION:	$323,083,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$170,000,000.00
	TAXABLE YEAR:	2003
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, July 20, 2005 at 9:35 a.m.

Present: Peter Fatooh, Alec Lambie and Diane Robinson

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney: Marie Blits

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With no public present for comment, the Board went into closed session at the hour of 9:38 a.m. to continue it's deliberations on value for the possessory interest in the real estate of below listed applications affecting the 2001 and 2002 escape roll years and the 2003 regular roll year.

At the hour of 10:55 a.m., the Board reconvened in open session and took the following action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0001	China Basin Ballpark Company, LLC	A.V.Lowered (Board)
2003-0002	China Basin Ballpark Company, LLC	A.V.Lowered (Board)
2003-1096	China Basin Ballpark Company, LLC	A.V.Lowered (Board)

RECESS

There being no further business, the Board, at the hour of 10:58 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:37 p.m.

Present: Peter Fatooh, Richard Lee and Hayes Miles

Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2003 tax roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	**Name**	**Disposition**
2003-0712	Massachusetts Mutual Life	Submitted

There being no further business, the Board, at the hour of 2:55 p.m. recessed to reconvene Thursday, July 21, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, August 4, 2005

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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7/20/05

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, July 20, 2005 To Wednesday, July 20, 2005
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0712
APPLICANT:	MASSACHUSETTS MUTUAL LIFE INC
PARCEL NO.:	3741 032
PARCEL ADDRESS:	0201 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$74,335,003.00
APPLICANT'S OPINION:	$54,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0958
APPLICANT:	FW BAY LIMITED PARTNERSHIP
PARCEL NO.:	0029 007
PARCEL ADDRESS:	0555 NORTH POINT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$73,951,532.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
JUL 12 2005
Assessment Appeals Board

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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E-MAIL: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

THURSDAY, JULY 21, 2005
9:30 AM

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1. Public Comment on any agenda item.

2. Closed session with legal counsel to continue its deliberations on value for the following application (pursuant to Revenue and Taxation Code Section 1605.4):

A.

APPLICATION:	2003-0001
APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
PARCEL NO.:	2002980690
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$337,719,998.00
ASSESSOR'S VALUE RECOMMENDATION:	$326,587,000.00
APPLICANT'S REVISED OPINION OF VALUE:	$167,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

DATE POSTED
JUL 13 2005
Assessment Appeals Board

B.	APPLICATION:	2003-0002
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2002980689
	PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$331,098,037.00
	ASSESSOR'S VALUE RECOMMENDATION:	$322,733,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$162,500,000.00
	TAXABLE YEAR:	2001
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	ESCAPE

C.	APPLICATION:	2003-1096
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2003704723
	PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$344,474,398.00
	ASSESSOR'S VALUE RECOMMENDATION:	$323,083,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$170,000,000.00
	TAXABLE YEAR:	2003
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ACCESSIBILITY – The hearing room is wheelchair accessible.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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7

25/05

Assessment Appeals Board 3 Hearing
Room 406, City Hall
Monday, July 25, 2005 To Tuesday, July 26, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0638
APPLICANT:	OTR
PARCEL NO.:	0291 007
PARCEL ADDRESS:	0002 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,184,963.00
APPLICANT'S OPINION:	$2,999,700.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0639
APPLICANT:	OTR
PARCEL NO.:	0291 012
PARCEL ADDRESS:	0044 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$118,857,672.00
APPLICANT'S OPINION:	$84,465,567.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JUL 19 2005
Assessment Appeals Board

Assessment Appeals Board 3 Hearing
Room 406, City Hall
Monday, July 25, 2005 To Tuesday, July 26, 2005
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0502
APPLICANT:	OTR
PARCEL NO.:	0291 012
PARCEL ADDRESS:	0044 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$120,853,893.00
APPLICANT'S OPINION:	$100,800,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0503
APPLICANT:	OTR
PARCEL NO.:	0291 007
PARCEL ADDRESS:	0002 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,300,436.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
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Agenda* / Notice of Assessment Appeals Board

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7

7/05

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, July 27, 2005 To Wednesday, July 27, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0634
APPLICANT:	RFS PARTNERSHIP c/o CNL HOSPITALITY
PARCEL NO.:	0029 003
PARCEL ADDRESS:	0590 BAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,385,231.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

FAXED

Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

WEDNESDAY, JULY 27, 2005
9:30 AM

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1. Public Comment on any agenda item.

2. Closed session with legal counsel to deliberate the valuation for the following applications (pursuant to Revenue and Taxation Code Section 1605.4):

A. APPLICATION:	2003-0197
APPLICANT:	ROWBOTHAM & CO. LLP
PARCEL NO.:	0289 003
PARCEL ADDRESS:	0001 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,207,371.00
APPLICANT'S REVISED:	$5,715,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JUL 21 2005
Assessment Appeals Board

B.	APPLICATION:	2003-0198
	APPLICANT:	ROWBOTHAM & CO. LLP
	PARCEL NO.:	0289 004
	PARCEL ADDRESS:	0001 SANSOME ST,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$173,189,145.00
	APPLICANT'S REVISED:	$121,285,000.00
	TAXABLE YEAR:	2003
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, August 01, 2005 To Monday, August 01, 2005
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0468
APPLICANT:	FOSTER ENTERPRISES
PARCEL NO.:	0351 050
PARCEL ADDRESS:	0010 UNITED NATIONS PLZ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,126,200.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0962
APPLICANT:	EIH PROPERTIES COMPANY, XX, LLC
PARCEL NO.:	0237 016
PARCEL ADDRESS:	0353 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,412,160.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
JUL 26 2005
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0963
APPLICANT:	EIH PROPERTIES COMPANY, XX, LLC
PARCEL NO.:	0237 015
PARCEL ADDRESS:	0280 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,870,944.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0964
APPLICANT:	EIH PROPERTIES COMPANY, XX, LLC
PARCEL NO.:	0237 014
PARCEL ADDRESS:	0353 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$66,050,314.00
APPLICANT'S OPINION:	$45,021,953.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1074
APPLICANT:	TANG FAT ENTERPRISES COMPANY, INC.
PARCEL NO.:	0287 005
PARCEL ADDRESS:	0219 0225 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,317,233.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1150
APPLICANT:	OHANESSIAN, KRIKOR
PARCEL NO.:	0287 007
PARCEL ADDRESS:	0209 0211 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,220,389.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1399
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	3786 038
PARCEL ADDRESS:	0501 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,376,103.00
APPLICANT'S OPINION:	$1,654,954.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1360
APPLICANT:	OBANESSIAN, KRIKOR
PARCEL NO.:	0287 007
PARCEL ADDRESS:	0209 0211 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,243,173.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, August 01, 2005 To Monday, August 01, 2005
1:30 PM (ALL DAY)

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1375
APPLICANT:	BAYNE, MICHAEL
PARCEL NO.:	3787 096
PARCEL ADDRESS:	0601 04TH ST, 217
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,351,274.00
APPLICANT'S OPINION:	$540,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Monday, August 1, 2005 at 1:40 p.m.

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Present: Carol Ruth Silver, Hayes Miles and David Wilbur

Quorum present

Chairperson: Carol Ruth Silver, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0468	Foster Enterprises	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0962	Eih Properties Company, XX,LL	Withdrawn
2003-0963	Eih Properties Company, XX,LL	Withdrawn
2003-0964	Eih Properties Company, XX,LL	Withdrawn
2003-1074	Tang Fat Enterprises Co.	Withdrawn
2003-1150	Krikor Ohanessian	Withdrawn
2003-1399	Bank of America	Postponed
2004-1360	Krikor Obanessian	Withdrawn
2004-1375	Michael Bayne	Withdrawn

There being no further business, the Board, at the hour of 2:20 p.m., recessed to reconvene Thursday, August 4, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board August 8, 2005

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

FAXED

Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

MONDAY, AUGUST 1, 2005
9:30 AM

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes. The Board may limit the total time allocated for public comment.

1. Public Comment on any agenda item.

2. Closed session with legal counsel to continue reviewing and editing the Board's findings of fact for the following applications (pursuant to Revenue and Taxation Code Section 1605.4):

A.

APPLICATION:	2003-0001
APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
PARCEL NO.:	2002980690
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$337,719,998.00
ASSESSOR'S VALUE RECOMMENDATION:	$326,587,000.00
APPLICANT'S REVISED OPINION OF VALUE:	$167,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

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Assessment Appeals Board

B.	APPLICATION:	2003-0002
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2002980689
	PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$331,098,037.00
	ASSESSOR'S VALUE RECOMMENDATION:	$322,733,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$162,500,000.00
	TAXABLE YEAR:	2001
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	ESCAPE

C.	APPLICATION:	2003-1096
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2003704723
	PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$344,474,398.00
	ASSESSOR'S VALUE RECOMMENDATION:	$323,083,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$170,000,000.00
	TAXABLE YEAR:	2003
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE - Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. The Sunshine Ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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LOBBYIST REGISTRATION AND REPORTING REQUIREMENTS - Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317;Web site www.sfgov.org/ethics.

ACCESSIBILITY – The hearing room is wheelchair accessible.

Phone: (415) 554-6778
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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, August 04, 2005 To Thursday, August 04, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0635
APPLICANT:	BENTLY HOLDINGS CALIFORNIA, LP
PARCEL NO.:	0309 020
PARCEL ADDRESS:	0234 0240 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,713,823.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1362
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	3788 044
PARCEL ADDRESS:	0678 0680 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,581,328.00
APPLICANT'S OPINION:	$2,250,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1363
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	3788 043
PARCEL ADDRESS:	0670 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,030,151.00
APPLICANT'S OPINION:	$3,400,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0476
APPLICANT:	BENTLY HOLDINGS CALIFORNIA, LP
PARCEL NO.:	0309 020
PARCEL ADDRESS:	0234 0240 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,268,579.00
APPLICANT'S OPINION:	$15,040,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0692
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	3788 044
PARCEL ADDRESS:	0678 0680 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,666,860.00
APPLICANT'S OPINION:	$2,300,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0694
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	3788 043
PARCEL ADDRESS:	0670 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,161,400.00
APPLICANT'S OPINION:	$3,450,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, August 04, 2005 To Thursday, August 04, 2005
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1104
APPLICANT:	GS ASSOCIATES c/o CAPITAL & COUNTIES USA
PARCEL NO.:	0452 001
PARCEL ADDRESS:	0851 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,115,131.00
APPLICANT'S OPINION:	$24,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1439
APPLICANT:	CONKLIN, PATRICIA
PARCEL NO.:	0247 041
PARCEL ADDRESS:	1200 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,534,590.00
APPLICANT'S OPINION:	$970,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1627
APPLICANT:	942 HCT, LLC
PARCEL NO.:	0341 005
PARCEL ADDRESS:	0938 0940 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,019,930.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, August 4, 2005 at 1:40 p.m.

Present: Alec Lambie, Diane Robinson and Hayes Miles

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Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-1439	Patricia Conklin	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-1104	GS Associates c/o Capital	Withdrawn
2003-1627	942 HCT, LLC	Withdrawn

There being no further business, the Board, at the hour of 2:05 p.m., recessed to reconvene Monday, August 8, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board August 8, 2005

Phone (415) 554-6778
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TDD (415) 554-5227
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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

MONDAY, AUGUST 8, 2005
9:30 AM

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public Comment on any agenda item.

2. Closed session with legal counsel to deliberate the valuation for the following applications (pursuant to Revenue and Taxation Code Section 1605.4):

A. APPLICATION:	2003-0197
APPLICANT:	ROWBOTHAM & CO. LLP
PARCEL NO.:	0289 003
PARCEL ADDRESS:	0001 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,207,371.00
APPLICANT'S REVISED:	$5,715,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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B. APPLICATION: 2003-0198

APPLICANT:	ROWBOTHAM & CO. LLP
PARCEL NO.:	0289 004
PARCEL ADDRESS:	0001 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$173,189,145.00
APPLICANT'S REVISED:	$121,285,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ACCESSIBILITY – The hearing room is wheelchair accessible.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, August 8, 2005 at 9:45 a.m.

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Present: Alec Lambie, Diane Robinson and Carol Ruth Silver

Quorum present

Chairperson: Carol Ruth Silver, Presiding

With no public present for comment, the Board went into closed session at the hour of 9:57 a.m. to deliberate the valuation of the below listed applications affecting the 2003 tax roll year.

At the hour of 11:56 a.m. the Board reconvened in open session and took action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0197	Rowbotham & Co. LLP	A.V.Lowered (Board)
2003-0198	Rowbotham & Co. LLP	A.V.Lowered (Board)

There being no further business, the Board, at the hour of 12:00 p.m. recessed to reconvene Wednesday, August 10, 2005, at 1:30 p.m.

Gloria L. Young
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board August 16, 2005

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, August 10, 2005 To Wednesday, August 10, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0850
APPLICANT:	CB-1 ENTERTAINMENT PARTNERS
PARCEL NO.:	3706 061
PARCEL ADDRESS:	0735 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,145,800.00
APPLICANT'S OPINION:	$5,674,576.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1223
APPLICANT:	AG&E ASSOCIATES, INC. c/o JORSTAD, INC.
PARCEL NO.:	0280 002
PARCEL ADDRESS:	0839 LEAVENWORTH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,230,200.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

DATE POSTED
AUG 02 2005
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1224
APPLICANT:	AG&E ASSOCIATES, INC. c/o JORSTAD, INC.
PARCEL NO.:	0280 002
PARCEL ADDRESS:	0839 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,397,389.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0535
APPLICANT:	CB-1 ENTERTAINMENT PARTNERS
PARCEL NO.:	3706 061
PARCEL ADDRESS:	0735 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,790,000.00
APPLICANT'S OPINION:	$5,674,576.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1437
APPLICANT:	AG&E ASSOCIATES, INC. c/o JORSTAD, INC.
PARCEL NO.:	0280 002
PARCEL ADDRESS:	0839 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,444,217.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Lobbyist Registration and Reporting Requirements

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.
The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, August 16, 2005 To Thursday, August 18, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1623
APPLICANT:	BRE - RINCON, LLC c/o THE BLACKSTONE GROUP
PARCEL NO.:	3716 024
PARCEL ADDRESS:	0141 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$42,656,400.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DOCUMENTS DEPT.
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1624
APPLICANT:	BRE - RINCON, LLC c/o THE BLACKSTONE GROUP
PARCEL NO.:	3716 021
PARCEL ADDRESS:	0000 0000 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,910,960.00
APPLICANT'S OPINION:	$27,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
AUG 08 2005
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1625
APPLICANT:	BRE - RINCON, LLC c/o THE BLACKSTONE GROUP
PARCEL NO.:	3716 023
PARCEL ADDRESS:	0000 0000 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$60,447,240.00
APPLICANT'S OPINION:	$43,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0387
APPLICANT:	BRE / RINCON LLC
PARCEL NO.:	3716 024
PARCEL ADDRESS:	0141 SPEAR ST,
TOPIC:	
CURRENT ASSESSMENT:	$46,976,501.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0388
APPLICANT:	BRE / RINCON LLC
PARCEL NO.:	3716 021
PARCEL ADDRESS:	0000 0000 ,
TOPIC:	
CURRENT ASSESSMENT:	$55,752,266.00
APPLICANT'S OPINION:	$41,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0389
APPLICANT:	BRE / RINCON LLC
PARCEL NO.:	3716 023
PARCEL ADDRESS:	0000 0000 ,
TOPIC:	
CURRENT ASSESSMENT:	$85,105,040.00
APPLICANT'S OPINION:	$63,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0390
APPLICANT:	BRE / RINCON LLC
PARCEL NO.:	3716 021
PARCEL ADDRESS:	0000 0000 ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$52,536,608.00
APPLICANT'S OPINION:	$41,500,000.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0391
APPLICANT:	BRE / RINCON LLC
PARCEL NO.:	3716 023
PARCEL ADDRESS:	0000 0000 ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$80,196,383.00
APPLICANT'S OPINION:	$63,500,000.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0392
APPLICANT:	BRE / RINCON LLC
PARCEL NO.:	3716 024
PARCEL ADDRESS:	0141 SPEAR ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$44,267,009.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1479
APPLICANT:	BRC RINCON LLC
PARCEL NO.:	3716 021
PARCEL ADDRESS:	0000 0000 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$52,536,608.00
APPLICANT'S OPINION:	$39,150,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1480
APPLICANT:	BRC RINCON LLC
PARCEL NO.:	3716 021
PARCEL ADDRESS:	0000 0000 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$53,587,339.00
APPLICANT'S OPINION:	$39,059,455.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1481
APPLICANT:	BRC RINCON LLC
PARCEL NO.:	3716 021
PARCEL ADDRESS:	0000 0000 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$54,659,085.00
APPLICANT'S OPINION:	$39,840,644.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1482
APPLICANT:	BRC RINCON LLC
PARCEL NO.:	3716 023
PARCEL ADDRESS:	0000 0000 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$80,196,383.00
APPLICANT'S OPINION:	$60,850,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1483
APPLICANT:	BRC RINCON LLC
PARCEL NO.:	3716 023
PARCEL ADDRESS:	0000 0000 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$81,800,310.00
APPLICANT'S OPINION:	$62,067,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

16) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1484
APPLICANT:	BRC RINCON LLC
PARCEL NO.:	3716 023
PARCEL ADDRESS:	0000 0000 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$83,436,315.00
APPLICANT'S OPINION:	$63,308,340.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1485
APPLICANT:	BRC RINCON LLC
PARCEL NO.:	3716 024
PARCEL ADDRESS:	0141 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$44,267,009.00
APPLICANT'S OPINION:	$42,800,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

18) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1486
APPLICANT:	BRC RINCON LLC
PARCEL NO.:	3716 024
PARCEL ADDRESS:	0141 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$45,152,348.00
APPLICANT'S OPINION:	$43,656,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

19) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1487
APPLICANT:	BRC RINCON LLC
PARCEL NO.:	3716 024
PARCEL ADDRESS:	0141 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$46,055,394.00
APPLICANT'S OPINION:	$44,529,120.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

20) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1451
APPLICANT:	BRE - RINCON, LLC c/o THE BLACKSTONE GROUP
PARCEL NO.:	3716 021
PARCEL ADDRESS:	0000 0000 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$56,793,160.00
APPLICANT'S OPINION:	$44,500,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1452
APPLICANT:	BRE - RINCON, LLC c/o THE BLACKSTONE GROUP
PARCEL NO.:	3716 023
PARCEL ADDRESS:	0000 0000 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$86,693,950.00
APPLICANT'S OPINION:	$68,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1453
APPLICANT:	BRE - RINCON, LLC c/o THE BLACKSTONE GROUP
PARCEL NO.:	3716 024
PARCEL ADDRESS:	0141 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,853,551.00
APPLICANT'S OPINION:	$37,500,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, August 16, 2005 at 10:18 a.m.

Present: Alec Lambie, Diane Robinson and Carol Ruth Silver

Quorum present

Chairperson: Carol Ruth Silver, Presiding

Deputy City Attorney Marie Blits

Certified Court Reporter

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The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took the agenda items out of order to open with the evidentiary hearing on the 1999 base year appeal values.

At the hour of 11:18 a.m., the Board went into closed session with it's legal counsel to discuss and deliberate the Assessor's intent to increase the enrolled base year value. The Board reconvenend in open session at the hour of 11:48 a.m., and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-1623	BRE - Rincon, LLC	Withdrawn
2002-1624	BRE - Rincon, LLC	Withdrawn
2002-1625	BRE - Rincon, LLC	Withdrawn
2003-0387	BRE - Rincon, LLC	Continued
2003-0388	BRE – Rincon, LLC	Continued
2003-0389	BRE – Rincon, LLC	Continued
2003-0390	BRE – Rincon, LLC	Continued to 11/29 & 11/30/05
2003-0391	BRE – Rincon, LLC	Continued to 11/29 & 11/30/05
2003-0392	BRE – Rincon, LLC	Continued to 11/29 & 11/30/05
2003-1479	BRE – Rincon, LLC	Continued
2003-1480	BRE – Rincon, LLC	Continued
2003-1481	BRE – Rincon, LLC	Continued
2003-1482	BRE – Rincon, LLC	Continued
2003-1483	BRE – Rincon, LLC	Continued
2003-1484	BRE – Rincon, LLC	Continued
2003-1485	BRE – Rincon, LLC	Continued
2003-1486	BRE – Rincon, LLC	Continued
2003-1487	BRE – Rincon, LLC	Continued

There being no further business, the Board, at the hour of 12:58 p.m., recessed to reconvene Monday, July 18, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board August 22, 2005

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, August 22, 2005 To Monday, August 22, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0569
APPLICANT:	STARWOOD LODGING TRUST (REALTY L.P)
PARCEL NO.:	3722 081
PARCEL ADDRESS:	0185 0187 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$135,731,751.00
APPLICANT'S OPINION:	$75,119,253.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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AUG 17 2005
Assessment Appeals Board

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, August 22, 2005 at 9:37 a.m.

Present: Gordon Huseby, Hayes Miles and Carol Ruth Silver

Quorum present

Chairperson: Carol Ruth Silver, Presiding

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The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for the 2003 tax year being present, the Assessor's office presented testimony and evidence on a stipulation agreement for the below application. At the hour of 11:00 a.m., the Board went into closed session to deliberate the value per the stipulation agreement.

The Board, at the hour of 11:49 a.m. reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-0569	Starwood Lodging Trust (W Hotel)	Stipulation Denied; Continued to 1:30 p.m. for full evidentiary hearing

RECESS

The Board, at the hour of 12:03 p.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:37 p.m.

Present: Gordon Huseby, Hayes Miles and Carol Ruth Silver

Quorum present

Chairperson: Carol Ruth Silver, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for the 2003 tax year being present and heard, the Board heard evidence and testimony from both parties and, at the hour of 4:15 p.m., the Board took the matter under submission and went into closed session to deliberate.

At the hour of 4:56 p.m., the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	**Name**	**Disposition**
2003-0569	Starwood Lodging Trust (W Hotel)	A.V. Lowered (Board); 2-1 vote with Member Huseby dissenting to a higher value.

There being no further business, the Board, at the hour of 5:03 p.m., recessed to reconvene Tuesday, August 23, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, August 23, 2005

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Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, August 23, 2005 To Tuesday, August 23, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1063
APPLICANT:	UNITED COMMERCIAL BANK
PARCEL NO.:	0743 203
PARCEL ADDRESS:	0721 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,603,475.00
APPLICANT'S OPINION:	$15,153,233.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1178
APPLICANT:	UNITED BANK
PARCEL NO.:	0743 203
PARCEL ADDRESS:	0721 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,075,992.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
AUG 17 2005
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1441
APPLICANT:	UNITED BANK
PARCEL NO.:	0743 203
PARCEL ADDRESS:	0721 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,287,730.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, August 23, 2005 at 9:45 a.m.

Present: Gordon Huseby, Hayes Miles and Carol Ruth Silver

Quorum present

Chairperson: Carol Ruth Silver, Presiding

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The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2002-1063	United Commercial Bank	A.V.Lowered (Assessor) by a 2-1 vote, with member Huseby dissenting
2003-1178	United Commercial Bank	A.V.Lowered (Assessor) by a 2-1 vote, with member Huseby dissenting
2004-1441	United Commercial Bank	A.V.Lowered (Assessor) by a 2-1 vote, with member Huseby dissenting

There being no further business, the Board, at the hour of 11:10 a.m., recessed to reconvene Thursday, September 1, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board September 20, 2005

Phone (415) 554-6778
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TDD (415) 554-5227
E-MAIL: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

TUESDAY, AUGUST 23, 2005
1:00 PM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes. The Board may limit the total time allocated for public comment.

1. Public Comment on any agenda item.

2. Closed session with legal counsel for the Board to continue reviewing and editing its findings of fact on the following applications (pursuant to Revenue and Taxation Code Section 1605.4):

A.	APPLICATION:	2003-0001
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2002980690
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$337,719,998.00
	ASSESSOR'S VALUE RECOMMENDATION:	$326,587,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$167,500,000.00
	TAXABLE YEAR:	2002
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	ESCAPE

DOCUMENTS DEPT.
AUG 19 2005
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DATE POSTED
AUG 18 2005
Assessment Appeals Board

B.	APPLICATION:	2003-0002
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2002980689
	PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$331,098,037.00
	ASSESSOR'S VALUE RECOMMENDATION:	$322,733,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$162,500,000.00
	TAXABLE YEAR:	2001
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	ESCAPE

C.	APPLICATION:	2003-1096
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2003704723
	PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$344,474,398.00
	ASSESSOR'S VALUE RECOMMENDATION:	$323,083,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$170,000,000.00
	TAXABLE YEAR:	2003
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ACCESSIBILITY – The hearing room is wheelchair accessible.

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

WEDNESDAY, AUGUST 24, 2005
9:30 AM

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1. Public Comment on any agenda item.

2. Closed session with legal counsel for the Board to continue reviewing and editing its findings of fact on the following applications (pursuant to Revenue and Taxation Code Section 1605.4):

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	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2002980690
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$337,719,998.00
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	APPLICANT'S REVISED OPINION OF VALUE:	$167,500,000.00
	TAXABLE YEAR:	2002
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	ESCAPE

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Assessment Appeals Board

B.	APPLICATION:	2003-0002
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2002980689
	PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$331,098,037.00
	ASSESSOR'S VALUE RECOMMENDATION:	$322,733,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$162,500,000.00
	TAXABLE YEAR:	2001
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	ESCAPE

C.	APPLICATION:	2003-1096
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2003704723
	PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$344,474,398.00
	ASSESSOR'S VALUE RECOMMENDATION:	$323,083,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$170,000,000.00
	TAXABLE YEAR:	2003
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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E-MAIL: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

THURSDAY, AUGUST 25, 2005
9:30 AM

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1. Public Comment on any agenda item.

2. Closed session with legal counsel for the Board to continue reviewing and editing its findings of fact on the following applications (pursuant to Revenue and Taxation Code Section 1605.4):

A.

APPLICATION:	2003-0001
APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
PARCEL NO.:	2002980690
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$337,719,998.00
ASSESSOR'S VALUE RECOMMENDATION:	$326,587,000.00
APPLICANT'S REVISED OPINION OF VALUE:	$167,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

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DATE POSTED
AUG 19 2005
Assessment Appeals Board

B.

APPLICATION:	2003-0002
APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
PARCEL NO.:	2002980689
PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$331,098,037.00
ASSESSOR'S VALUE RECOMMENDATION:	$322,733,000.00
APPLICANT'S REVISED OPINION OF VALUE:	$162,500,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

C.

APPLICATION:	2003-1096
APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
PARCEL NO.:	2003704723
PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$344,474,398.00
ASSESSOR'S VALUE RECOMMENDATION:	$323,083,000.00
APPLICANT'S REVISED OPINION OF VALUE:	$170,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

TUESDAY, AUGUST 30, 2005
9:30 AM

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1. Public Comment on any agenda item.

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	TAXABLE YEAR:	2002
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	ESCAPE

DATE POSTED
AUG 25 2005
Assessment Appeals Board

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JUL 29 2005
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B.

APPLICATION:	2003-0002
APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
PARCEL NO.:	2002980689
PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$331,098,037.00
ASSESSOR'S VALUE RECOMMENDATION:	$322,733,000.00
APPLICANT'S REVISED OPINION OF VALUE:	$162,500,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

C.

APPLICATION:	2003-1096
APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
PARCEL NO.:	2003704723
PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$344,474,398.00
ASSESSOR'S VALUE RECOMMENDATION:	$323,083,000.00
APPLICANT'S REVISED OPINION OF VALUE:	$170,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

WEDNESDAY, AUGUST 31, 2005
9:30 AM

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	ROLL TYPE:	ESCAPE

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	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2002980689
	PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
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	CURRENT ASSESSMENT:	$331,098,037.00
	ASSESSOR'S VALUE RECOMMENDATION:	$322,733,000.00
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	TAXABLE YEAR:	2001
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	ESCAPE

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	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2003704723
	PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
	TOPIC:	Decline in Value
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	ASSESSOR'S VALUE RECOMMENDATION:	$323,083,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$170,000,000.00
	TAXABLE YEAR:	2003
	APPEAL TYPE:	Possessory Interest
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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, September 01, 2005
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-2221
APPLICANT:	FLAIR DIVERSIFIED PROPERTIES
PARCEL NO.:	5286A007A
PARCEL ADDRESS:	2325 - 2345 JERROLD AVE,
TOPIC:	Board to consider Applicant's February 14, 2005 request to reopen this appeal application, previously withdrawn on October 28, 2004, and to reschedule for evidentiary hearing on the merits of the original application. on the merits of the supplemental assessment.
CURRENT ASSESSMENT:	$5,147,432.00
APPLICANT'S OPINION:	$2,724,934.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

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JUL 29 2005
SAN FRANCISCO
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0696
APPLICANT:	SABEL, SYLVIA
PARCEL NO.:	0322 006B
PARCEL ADDRESS:	0430 0000 HYDE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,958,000.00
APPLICANT'S OPINION:	$2,165,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
AUG 23 2005
Assessment Appeals Board

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AUG 29 2005
SAN FRANCISCO
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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, September 01, 2005
9:30 AM

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1626
APPLICANT:	MARCUS, DONALD
PARCEL NO.:	2717 040
PARCEL ADDRESS:	0565V 0000 CORBETT AVE,
TOPIC:	Decline in Value; Improper Increase in Valuation
CURRENT ASSESSMENT:	$103,904.00
APPLICANT'S OPINION:	$53,425.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1641
APPLICANT:	FLAIR DIVERSIFIED PROPERTIES
PARCEL NO.:	5286A008
PARCEL ADDRESS:	0000 0000 ,
TOPIC:	Board to determine whether or not application is valid as filed. Hearing on the merits of valuation to be scheduled at a later date, contingent upon Board's decision of validity of application.
CURRENT ASSESSMENT:	$18,501.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1642
APPLICANT:	FLAIR DIVERSIFIED PROPERTIES
PARCEL NO.:	5286A007B
PARCEL ADDRESS:	2265 0000 JERROLD AVE,
TOPIC:	Board to determine whether or not application is valid as filed. Hearing on the merits of valuation to be scheduled at a later date, contingent upon Board's decision of validity of application.
CURRENT ASSESSMENT:	$751,155.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, September 01, 2005
9:30 AM

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

THURSDAY, SEPTEMBER 1, 2005
9:30 AM

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1. Public Comment on any agenda item.

2. Closed session with legal counsel for the Board to continue reviewing and editing its findings of fact on the following applications (pursuant to Revenue and Taxation Code Section 1605.4):

A.	APPLICATION:	2003-0001
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2002980690
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$337,719,998.00
	ASSESSOR'S VALUE RECOMMENDATION:	$326,587,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$167,500,000.00
	TAXABLE YEAR:	2002
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	ESCAPE

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B.	APPLICATION:	2003-0002
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2002980689
	PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$331,098,037.00
	ASSESSOR'S VALUE RECOMMENDATION:	$322,733,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$162,500,000.00
	TAXABLE YEAR:	2001
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	ESCAPE

C.	APPLICATION:	2003-1096
	APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
	PARCEL NO.:	2003704723
	PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$344,474,398.00
	ASSESSOR'S VALUE RECOMMENDATION:	$323,083,000.00
	APPLICANT'S REVISED OPINION OF VALUE:	$170,000,000.00
	TAXABLE YEAR:	2003
	APPEAL TYPE:	Possessory Interest
	ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, September 07, 2005 To Wednesday, September 07, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0634
APPLICANT:	RFS PARTNERSHIP c/o CNL HOSPITALITY
PARCEL NO.:	0029 003
PARCEL ADDRESS:	0590 BAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,385,231.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0688
APPLICANT:	WHARF ASSOCIATES c/o CNL HOSPITALITY
PARCEL NO.:	0029 003
PARCEL ADDRESS:	0590 BAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,572,715.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
AUG 30 2005
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, September 07, 2005 To Wednesday, September 07, 2005
9:30 AM (ALL DAY)

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

WEDNESDAY, SEPTEMBER 7, 2005
9:30 AM

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public Comment on any agenda item.

2. Closed session with legal counsel to deliberate the valuation for the following applications (pursuant to Revenue and Taxation Code Section 1605.4):

A. APPLICATION: 2003-0556

APPLICANT:	RHV FRANCISCO, LLC
PARCEL NO.:	0056 006
PARCEL ADDRESS:	1789 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,701,501.00
APPLICANT'S REVISED:	$14,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ACCESSIBILITY – The hearing room is wheelchair accessible.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, September 7, 2005 at 9:40 a.m.

Present: Peter Fatooh, Gordon Huseby and Diane Robinson

Quorum present

Chairperson: Peter Fatooh, Presiding

Deputy City Attorney Marie Blits

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closed

With no public present for comment, the Board went into closed session at the hour of 9:43 a.m. to deliberate the valuation of the below listed application affecting the assessed value for the 2003 tax roll year.

At the hour of 10:52 a.m. the Board reconvened in open session and took the following action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-0556	RHV Francisco, LLC	A.V.Lowered (Assessor) by a 2-1 vote with board member Huseby dissenting

There being no further business, the Board, at the hour of 10:55 a.m., recessed to reconvene at 11:00 a.m. this same day, with a different board composition.

Gloria L. Young
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board September 8, 2005

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, September 7, 2005 at 11:04 a.m.

Present: Peter Fatooh, Diane Robinson and alternate member Hayes Miles

Quorum present

Chairperson: Peter Fatooh, Presiding

Deputy City Attorney Marie Blits

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With no public present for comment, the Board went into closed session at the hour of 11:08 a.m. to continue with its clerical editing of the Board's findings of fact for the below listed applications.

At the hour of 1:10 p.m. the Board reconvened in open session and took the following action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-0001	China Basin Ballpark Co., LLC	Continued to 2:00 p.m.
2003-0002	China Basin Ballpark Co., LLC	Continued to 2:00 p.m.
2003-1096	China Basin Ballpark Co., LLC	Continued to 2:00 p.m.

RECESS

There being no further business, the Board, at the hour of 1:13 p.m., recessed to reconvene at 2:00 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 2:03 p.m.

Present: Peter Fatooh, Diane Robinson and alternate member Hayes Miles

Quorum present

Chairperson: Peter Fatooh, Presiding

Deputy City Attorney Marie Blits

With no public present for comment, the Board went into closed session at the hour of 2:06 p.m. to finalize its clerical editing of the Board's findings of fact for the below listed applications.

At the hour of 2:58 p.m. the Board reconvened in open session and took the following action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0001	China Basin Ballpark Co., LLC	Board issued its findings of fact
2003-0002	China Basin Ballpark Co., LLC	Board issued its findings of fact
2003-1096	China Basin Ballpark Co., LLC	Board issued its findings of fact

There being no further business, the Board, at the hour of 3:10 p.m., recessed to reconvene Thursday, September 8, 2005, at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board September 8, 2005

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Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, September 08, 2005 To Friday, September 09, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0517
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	3507 040
PARCEL ADDRESS:	1455 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$125,865,691.00
APPLICANT'S OPINION:	$100,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1426
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	3507 040
PARCEL ADDRESS:	1455 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$128,383,004.00
APPLICANT'S OPINION:	$62,932,846.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
AUG 30 2005
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, September 08, 2005 To Friday, September 09, 2005
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1172
APPLICANT:	BANK OF AMERICA CORPORATION
PARCEL NO.:	3507 040
PARCEL ADDRESS:	1455 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$131,076,687.00
APPLICANT'S OPINION:	$65,389,957.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

THURSDAY, SEPTEMBER 8, 2005
9:30 AM

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1. Public Comment on any agenda item.

2. Closed session with legal counsel to deliberate the valuation for the following applications (pursuant to Revenue and Taxation Code Section 1605.4):

A. APPLICATION: 2003-0485

APPLICANT:	PWREF/MCC-CHINA BASIN, LLC
PARCEL NO.:	3803 005
PARCEL ADDRESS:	0185 BERRY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$232,014,865.00
APPLICANT'S REVISED:	$109,126,865.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ACCESSIBILITY – The hearing room is wheelchair accessible.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, September 8, 2005 at 9:45 a.m.

Present: Donna Crowder, Peter Fatooh and Diane Robinson

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Quorum present

Chairperson: Peter Fatooh, Presiding

With no public present for comment, the Board went into closed session at the hour of 9:50 a.m. to deliberate the valuation of the below listed application affecting the assessed value for the 2003 tax roll year.

At the hour of 10:20 a.m. the Board reconvened in open session and took the following action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-0485	PWREF/MCC-China Basin, LLC	A.V.Lowered (Assessor)

There being no further business, the Board, at the hour of 10:28 a.m., recessed to reconvene Monday, September 12, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, September 15, 2005

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.
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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, September 12, 2005 To Wednesday, September 14, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1082
APPLICANT:	BREL ST. FRANCIS LLC C/O THE BLACK STONE GROUP L.P
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 0345 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$173,284,334.00
APPLICANT'S OPINION:	$116,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1083
APPLICANT:	BREL ST. FRANCIS LLC C/O THE BLACK STONE GROUP L.P
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 0000 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$59,106,664.00
APPLICANT'S OPINION:	$29,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0099
APPLICANT:	BREL ST. FRANCIS LLC C/O THE BLACK STONE GROUP L.P
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 0345 POWELL ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$230,066,985.00
APPLICANT'S OPINION:	$124,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0100
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 0345 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$229,052,702.00
APPLICANT'S OPINION:	$105,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1831
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 0000 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$72,416,000.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1832
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 0000 POST ST,
TOPIC:	
CURRENT ASSESSMENT:	$92,330,399.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1833
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 0000 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$94,177,006.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1834
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 0345 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$254,207,076.00
APPLICANT'S OPINION:	$150,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1835
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 0000 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$96,060,547.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1448
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 0345 POWELL ST,
TOPIC:	
CURRENT ASSESSMENT:	$233,970,085.00
APPLICANT'S OPINION:	$114,900,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1449
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 0000 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$97,853,997.00
APPLICANT'S OPINION:	$43,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, September 12, 2005 at 10:35 a.m.

Present: Peter Fatooh, Alec Lambie and Diane Robinson

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney Marie Blits

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The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years at issue being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-1082	BRE-St. Francis, LLC	Withdrawn
2002-1083	BRE-St. Francis, LLC	Withdrawn
2003-0900	BRE-St. Francis, LLC	Withdrawn
2003-0100	BRE-St. Francis, LLC	Continued to 1:30 p.m.
2003-1831	BRE-St. Francis, LLC	Continued to 1:30 p.m.
2003-1832	BRE-St. Francis, LLC	Withdrawn
2003-1083	BRE-St. Francis, LLC	Continued to 1:30 p.m.
2003-1834	BRE-St. Francis, LLC	Continued to 1:30 p.m.
2003-1835	BRE-St. Francis, LLC	Continued to 1:30 p.m.
2004-1448	BRE-St. Francis, LLC	Continued to 1:30 p.m.
2004-1449	BRE-St. Francis, LLC	Continued to 1:30 p.m.

RECESS

The Board, at the hour of 11:20 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:40 p.m.

Present: Peter Fatooh, Alec Lambie and Diane Robinson

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney Marie Blits

With the same parties present from the morning session, the Board continued to hear evidence and testimony regarding the assessed valuation of property affecting the various years at issue. The Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-1082	BRE-St. Francis, LLC	Withdrawn
2002-1083	BRE-St. Francis, LLC	Withdrawn
2003-0900	BRE-St. Francis, LLC	Withdrawn
2003-0100	BRE-St. Francis, LLC	Continued to 9/14/05
2003-1831	BRE-St. Francis, LLC	Continued
2003-1832	BRE-St. Francis, LLC	Withdrawn
2003-1083	BRE-St. Francis, LLC	Continued to 9/14/05
2003-1834	BRE-St. Francis, LLC	Continued to 9/14/05
2003-1835	BRE-St. Francis, LLC	Continued to 9/14/05
2004-1448	BRE-St. Francis, LLC	Continued to 9/14/05
2004-1449	BRE-St. Francis, LLC	Continued to 9/14/05

There being no further business, the Board, at the hour of 4:00 p.m., recessed to reconvene Wednesday, September 14, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, September 29, 2005

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

THURSDAY, SEPTEMBER 15, 2005
1:00 P.M.

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes. The Board may limit the total time allocated for public comment.

---

1. Public Comment on any agenda item.

2. Closed session to deliberate valuation for the following application (pursuant to Revenue and Taxation Code Section 1605.4):

APPLICATION:	2003-0712
APPLICANT:	MASSACHUSETTS MUTUAL LIFE INSURANCE
PARCEL NO.:	3741 032
PARCEL ADDRESS:	201 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$74,335,003.00
APPLICANT'S REVISED::	$62,218,177
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, September 15, 2005 at 1:30 p.m.

Present: Peter Fatooh, Hayes Miles and Richard Lee

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Quorum present

Chairperson: Peter Fatooh, Presiding

With no public present for comment, the Board went into closed session at the hour of 1:40 p.m. to deliberate the valuation of the below listed application affecting the 2003 tax roll year.

At the hour of 2:30 p.m., the Board reconvened in open session and took action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-0712	Massachusetts Mutual Life Insurance Co.	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 2:45 p.m. recessed to reconvene Friday, September 16, 2005, at 9:30 a .m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, September 29, 2005

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, September 16, 2005 To Friday, September 16, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-2221
APPLICANT:	FLAIR DIVERSIFIED PROPERTIES c/o BICKFORD
PARCEL NO.:	5286A007A
PARCEL ADDRESS:	2325 2345 JERROLD AVE,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$5,147,432.00
APPLICANT'S OPINION:	$2,724,934.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1641
APPLICANT:	FLAIR DIVERSIFIED PROPERTIES c/o BICKFORD
PARCEL NO.:	5286A008
PARCEL ADDRESS:	0000 0000 ,
TOPIC:	
CURRENT ASSESSMENT:	$18,501.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1642
APPLICANT:	FLAIR DIVERSIFIED PROPERTIES c/o BICKFORD
PARCEL NO.:	5286A007B
PARCEL ADDRESS:	2265 0000 JERROLD AVE,
TOPIC:	
CURRENT ASSESSMENT:	$751,155.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

AMENDED
SEP 0 7 2005
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, September 16, 2005
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-2221
APPLICANT:	FLAIR DIVERSIFIED PROPERTIES
PARCEL NO.:	5286A007A
PARCEL ADDRESS:	2325 - 2345 JERROLD AVE,
TOPIC:	Board to consider Applicant's February 14, 2005 request to reopen this appeal application, previously withdrawn on October 28, 2004, and to reschedule for evidentiary hearing on the merits of the original application. on the merits of the supplemental assessment.
CURRENT ASSESSMENT:	$5,147,432.00
APPLICANT'S OPINION:	$2,724,934.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	PENDING

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Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, September 16, 2005
9:30 AM

3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1641
APPLICANT:	FLAIR DIVERSIFIED PROPERTIES
PARCEL NO.:	5286A008
PARCEL ADDRESS:	0000 0000 ,
TOPIC:	Board to determine whether or not application is valid as filed. Hearing on the merits of valuation to be scheduled at a later date, contingent upon Board's decision of validity of application.
CURRENT ASSESSMENT:	$18,501.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1642
APPLICANT:	FLAIR DIVERSIFIED PROPERTIES
PARCEL NO.:	5286A007B
PARCEL ADDRESS:	2265 0000 JERROLD AVE,
TOPIC:	Board to determine whether or not application is valid as filed. Hearing on the merits of valuation to be scheduled at a later date, contingent upon Board's decision of validity of application.
CURRENT ASSESSMENT:	$751,155.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

AMENDED
SEP 0 7 2005
Assessment Appeals Board

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, September 16, 2005 at 9:38 a.m.

Present: Peter Fatooh, Alec Lambie and Carol Ruth Silver

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney Marie Blits

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The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years at issue being present and heard, the Board heard testimony and evidence regarding (a) whether or not to reopen an appeal application previously withdrawn and (b) whether or not to accept applications as timely filed.

At the hour of 10:52 a.m., the Board went into closed session with legal counsel to deliberate issues (a) and (b) as referenced above. At the hour of 11:38, the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications with regard only to the issues before it today. No action was taken by the Board with regard to valuation. An evidentiary hearing will be scheduled at a later date on the merits of valuation.

Appeal No.	Name	Disposition
2002-2221	Flair Diversified Properties	Board agreed to reopen the appeal for hearing on the merits of valuation.
2004-1641	Flair Diversified Properties	Withdrawn at hearing
2004-1642	Flair Diversified Properties	Withdrawn at hearing

There being no further business, the Board, at the hour of 11:46 a.m. recessed to reconvene Tuesday, September 20, 2005, at 9:30 a .m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board September 30, 2005

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 408, City Hall
Monday, September 19, 2005 To Monday, September 19, 2005
9:30 AM (ALL DAY)

9/05

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1852
APPLICANT:	CALIFORNAI LAUREL PARTNERS
PARCEL NO.:	1019 012
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$11,619,488.00
APPLICANT'S OPINION:	$7,788,946.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1853
APPLICANT:	CALIFORNAI LAUREL PARTNERS
PARCEL NO.:	1019 012
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$11,655,877.00
APPLICANT'S OPINION:	$7,806,253.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1854
APPLICANT:	CALIFORNAI LAUREL PARTNERS
PARCEL NO.:	1019 012
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$11,888,994.00
APPLICANT'S OPINION:	$7,962,378.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1855
APPLICANT:	CALIFORNAI LAUREL PARTNERS
PARCEL NO.:	1019 012
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$12,126,773.00
APPLICANT'S OPINION:	$8,121,626.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1856
APPLICANT:	CALIFORNAI LAUREL PARTNERS
PARCEL NO.:	1019 062
PARCEL ADDRESS:	3490 0000 CALIFORNIA ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$3,498,033.00
APPLICANT'S OPINION:	$828,406.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1857
APPLICANT:	CALIFORNAI LAUREL PARTNERS
PARCEL NO.:	1019 063
PARCEL ADDRESS:	3490 CALIFORNIA ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$2,592,600.00
APPLICANT'S OPINION:	$3,313,623.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1858
APPLICANT:	CALIFORNAI LAUREL PARTNERS
PARCEL NO.:	1019 064
PARCEL ADDRESS:	3490 CALIFORNIA ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$2,989,655.00
APPLICANT'S OPINION:	$1,656,812.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1859
APPLICANT:	CALIFORNAI LAUREL PARTNERS
PARCEL NO.:	1019 065
PARCEL ADDRESS:	3490 CALIFORNIA ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$3,288,992.00
APPLICANT'S OPINION:	$2,485,217.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1867
APPLICANT:	HHH&H INVESTMENTS, LLC
PARCEL NO.:	3552 015
PARCEL ADDRESS:	2886 2888 16TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$560,000.00
APPLICANT'S OPINION:	$512,439.00
TAXABLE YEAR:	1997
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1868
APPLICANT:	HHH&H INVESTMENTS, LLC
PARCEL NO.:	3552 015
PARCEL ADDRESS:	2886 2888 16TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$560,000.00
APPLICANT'S OPINION:	$522,689.00
TAXABLE YEAR:	1998
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1479
APPLICANT:	RITE AID CORPORATION
PARCEL NO.:	2004900317
PARCEL ADDRESS:	00000000 VARIOUS LOCATIONS ,
TOPIC:	
CURRENT ASSESSMENT:	$6,063,743.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1480
APPLICANT:	RITE AID CORPORATION
PARCEL NO.:	2004900316
PARCEL ADDRESS:	00000000 VARIOUS LOCATIONS,
TOPIC:	
CURRENT ASSESSMENT:	$6,537,430.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

- Public comment will be taken on every item on the agenda.

Agenda* / Notice of Assessment Appeals Board

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public

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Assessment Appeals Board 2 Hearing
Room 408, City Hall
Monday, September 19, 2005 To Monday, September 19, 2005
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1130
APPLICANT:	GAP, INC.
PARCEL NO.:	2003205700
PARCEL ADDRESS:	00000345 SPEAR ST, 0400
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$15,002,822.00
APPLICANT'S OPINION:	$4,450,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0180
APPLICANT:	BARTH, THOMAS
PARCEL NO.:	1186 020
PARCEL ADDRESS:	0624 MASONIC AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$650,000.00
APPLICANT'S OPINION:	$310,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0181
APPLICANT:	BARTH, THOMAS
PARCEL NO.:	1186 020
PARCEL	0624 0000 MASONIC AVE,
TOPIC:	
CURRENT ASSESSMENT:	$663,000.00
APPLICANT'S	$325,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0182
APPLICANT:	BARTH, THOMAS
PARCEL NO.:	1186 021
PARCEL ADDRESS:	0626 MASONIC AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$600,000.00
APPLICANT'S OPINION:	$275,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0183
APPLICANT:	BARTH, THOMAS
PARCEL NO.:	1186 021
PARCEL ADDRESS:	0626 MASONIC AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$612,000.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0184
APPLICANT:	BARTH, THOMAS
PARCEL NO.:	1186 022
PARCEL ADDRESS:	0628 MASONIC AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$600,000.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0185
APPLICANT:	BARTH, THOMAS
PARCEL NO.:	1186 022
PARCEL ADDRESS:	0628 MASONIC AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$612,000.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0186
APPLICANT:	BARTH, THOMAS
PARCEL NO.:	2612 024
PARCEL ADDRESS:	2448 2454 15TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,200,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0187
APPLICANT:	BARTH, THOMAS
PARCEL NO.:	2612 024
PARCEL ADDRESS:	2448 2454 15TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,224,000.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0247
APPLICANT:	KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.:	1049 034
PARCEL ADDRESS:	2707 PINE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,800,000.00
APPLICANT'S OPINION:	$3,950,296.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, September 19, 2005 at 1:30 p.m.

Present: Peter Fatooh, Adrienne Lacau and Margaret Ruxton

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Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications:

SF
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Appeal No.	Name	Disposition
2004-0180	Thomas Barth	A.V.Lowered (Assessor)
2004-0181	Thomas Barth	A.V.Lowered (Assessor)
2004-0182	Thomas Barth	A.V.Lowered (Assessor)
2004-0183	Thomas Barth	A.V.Lowered (Assessor)
2004-0184	Thomas Barth	A.V.Lowered (Assessor)
2004-0185	Thomas Barth	A.V.Lowered (Assessor)

There being no further business, the Board, at the hour of 2:10 p.m., recessed to reconvene Tuesday, September 20, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, September 26, 2005

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

FAXED

SPECIAL MEETING OF THE ASSESSMENT APPEALS BOARD

JOINT MEETING OF
ASSESSMENT APPEALS BOARDS NO. 1 AND 2
PURSUANT TO ADMINISTRATIVE CODE SECTION 2B.6

TUESDAY, SEPTEMBER 20, 2005
9:30 A.M.
CITY HALL, ROOM 406

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1. Roll Call.

2. Selection of a Chairperson for the Joint Meeting.

3. Public Comment (for items on the agenda as well as items not on the agenda but under the jurisdiction of the Boards).

4. Introduction, discussion and possible action on proposed policies and procedures for implementing pre-hearing conferences specifically relating to assessment appeal applicants not responding to or complying with the Assessor's request for information pursuant to R&T Code section 441(d) and SF Administrative Code sections 2B.21 and 2B.22.

   A. See Attachment 1 - "Proposed Procedures and Implementation Plan"

5. Discussion and possible action regarding time limitations and/or allocations of time for Assessment Appeals Board hearings on large properties or complex cases involving legal issues.

   A. Discussion and feedback on recent time limitations pilot program. What worked? What didn't? Areas that need improvement? (See Attachment 2 examples)

   B. How to address exceptions to time limitations and allocations established for a hearing. What criteria should be considered for granting additional hearing time? How far in advance of a hearing should an exception be requested?

6. Update by Marie Blits on legal issues pertaining to or affecting the Assessment Appeals Board.

DATE POSTED
SEP 1 4 2005
Assessment Appeals Board

A. Pending Lawsuits.

- Update on One Market Plaza lawsuit
- Pending lawsuit filed by Nordstrom, Inc. challenging the Board's valuation decision for 1996, 1998, 1999, 2000 and 2001
- Pending lawsuit filed Protax challenging the City's Administrative code regarding the current $30.00 fee required to file an assessment appeal application

B. Pending State Legislation (Attachment 3).

- SB 8 – Conflicts of Interest (Soto)
- SB 17 – Property Tax: Change in Ownership (Escutia)

C. State Board of Equalization.

- Assessment Appeals Board Jurisdiction on Base Year Value Transfers (Attachment 4)
- California Domestic Partner Rights and Responsibilities Act (Attachment 5/LTA 2005-017)

7. Update by Administrator regarding current Assessment Appeals Board workload and pending appeals.

- Monthly Reports for period ending August 31, 2005 (Attachment 6)
- Hearing Officer program for 2005/2006
- Assigned hearing days for Board 1 and Board 2
- Statistics for fiscal year end 2004/2005, period ending June 30, 2005 (Attachment 7)
- Upcoming training courses offered by the State Board of Equalization

8. Open discussion regarding other local procedures, rules or matters effecting the Assessment Appeals Board.

9. Public Comment (for items on the agenda as well as items not on the agenda but under the jurisdiction of the Board).

10. Adjournment.

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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, September 20, 2005 To Tuesday, September 20, 2005
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0822
APPLICANT:	TRANSWESTERN RBH HOWARD HAWTHORNE, INC
PARCEL NO.:	3735 046
PARCEL ADDRESS:	0055 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$41,615,993.00
APPLICANT'S OPINION:	$22,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0823
APPLICANT:	TRANSWESTERN RBH HOWARD HAWTHORNE, INC
PARCEL NO.:	3735 005
PARCEL ADDRESS:	0625 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,807,992.00
APPLICANT'S OPINION:	$13,660,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
SEP 13 2005
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, September 20, 2005 To Tuesday, September 20, 2005
1:30 PM (ALL DAY)

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, September 20, 2005 at 1:45 p.m.

Present: Gordon Huseby, Diane Robinson and Carol Ruth Silver

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Quorum present

Chairperson: Carol Ruth Silver, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years at issue being present and heard, the Board took action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0822	Transwestern RBH Howard Hawthorne, LLC	A.V. Lowered (Assessor) by 2-1 vote; member Huseby dissenting
2003-0823	Transwestern RBH Howard Hawthorne, LLC	A.V. Lowered (Assessor) by 2-1 vote; member Huseby dissenting

There being no further business, the Board, at the hour of 3:10 p.m. recessed to reconvene Thursday, September 22, 2005, at 9:30 a .m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board September 29, 2005

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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9/21/05

Assessment Appeals Board 2 Hearing
Room 408, City Hall
Wednesday, September 21, 2005 To Wednesday, September 21, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0491
APPLICANT:	LEEMAH PROPERTY, INC.
PARCEL NO.:	2003201190
PARCEL ADDRESS:	1088 SANSOME ST,
CURRENT ASSESSMENT:	$3,185,587.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0904
APPLICANT:	OMNI SAN FRANCISCO CORPORATION
PARCEL NO.:	2003207123
PARCEL ADDRESS:	00000550 CALIFORNIA ST, 0150
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,033,825.00
APPLICANT'S OPINION:	$5,090,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

DATE POSTED
SEP 13 2005
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1226
APPLICANT:	LEE MAH
PARCEL NO.:	2003205552
PARCEL ADDRESS:	00001301 FOLSOM ST,
CURRENT ASSESSMENT:	$1,177,929.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1231
APPLICANT:	LEE MAH
PARCEL NO.:	3519 001
PARCEL ADDRESS:	1301 1325 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,084,608.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1417
APPLICANT:	CRUNCH FITNESS INT'L
PARCEL NO.:	2003208443
PARCEL ADDRESS:	1000 VAN NESS AVE,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,223,872.00
APPLICANT'S OPINION:	$1,111,936.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0083
APPLICANT:	HOST MARRIOTT CORPORATION
PARCEL NO.:	2004900194
PARCEL ADDRESS:	0177 MARKET ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$5,554,235.00
APPLICANT'S OPINION:	$1,999,877.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0084
APPLICANT:	HOST MARRIOTT CORPORATION
PARCEL NO.:	2004900193
PARCEL ADDRESS:	0177 MARKET ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$4,708,970.00
APPLICANT'S OPINION:	$1,479,636.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0085
APPLICANT:	HOST MARRIOTT CORPORATION
PARCEL NO.:	2004900192
PARCEL ADDRESS:	0055 04TH ST,
CURRENT ASSESSMENT:	$4,258,085.00
APPLICANT'S OPINION:	$686,928.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0086
APPLICANT:	HOST MARRIOTT CORPORATION
PARCEL NO.:	2004900191
PARCEL ADDRESS:	0055 04TH ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,657,896.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0343
APPLICANT:	G. GIURLANI TRUST/ 251 RHODE ISLAND STREET, LLC
PARCEL NO.:	3937 002A
PARCEL ADDRESS	1580 16TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,919,384.00
APPLICANT'S OPINION:	$5,265,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0820
APPLICANT:	BAY CITIES, LLC
PARCEL NO.:	5414 023
PARCEL ADDRESS:	0045 WILLIAMS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,502,132.00
APPLICANT'S OPINION:	$3,800,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 408, City Hall
Wednesday, September 21, 2005 To Wednesday, September 21, 2005
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1812
APPLICANT:	LATHAM & WATKINS
PARCEL NO.:	2003900319
PARCEL ADDRESS:	0505 MONTGOMERY ST, 0900
CURRENT ASSESSMENT:	$3,537,239.00
APPLICANT'S OPINION:	$100.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1813
APPLICANT:	LATHAM & WATKINS
PARCEL NO.:	2003900320
PARCEL ADDRESS:	0505 MONTGOMERY ST, 0900
CURRENT ASSESSMENT:	$2,770,921.00
APPLICANT'S OPINION:	$100.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0046
APPLICANT:	ZHANGS LLC
PARCEL NO.:	3973 002C
PARCEL ADDRESS:	0480 POTRERO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,073,042.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0131
APPLICANT:	RENT-A-CENTER #01094
PARCEL NO.:	2004202980
PARCEL ADDRESS:	00002853 MISSION ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$474,500.00
APPLICANT'S OPINION:	$251,857.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0246
APPLICANT:	BURTON, RONALD
PARCEL NO.:	2004651738
PARCEL ADDRESS:	00000000, I4
CURRENT ASSESSMENT:	$60,000.00
APPLICANT'S OPINION:	$15,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0327
APPLICANT:	LATHAM & WATKINS LLP
PARCEL NO.:	2004205149
PARCEL ADDRESS:	0505 MONTGOMERY ST, 0900
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$9,321,677.00
APPLICANT'S OPINION:	$2,202,703.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0360
APPLICANT:	SIERRA INDUSTRIES WEST, LP
PARCEL NO.:	3526 016
PARCEL ADDRESS:	0290 DIVISION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,942,763.00
APPLICANT'S OPINION:	$2,734,210.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0881
APPLICANT:	McCONNELL, LANE
PARCEL NO.:	6561 003
PARCEL ADDRESS:	1214 DIAMOND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$999,942.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1106
APPLICANT:	SIERRA INDUSTRIES WEST, LP
PARCEL NO.:	3526 016
PARCEL ADDRESS:	0290 DIVISION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,053,712.00
APPLICANT'S OPINION:	$2,760,517.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, September 21, 2005 at 1:30 p.m.

DOCUMENTS DEPT.

SEP 28 2005

SAN FRANCISCO
PUBLIC LIBRARY

Present: Margaret Ruxton, Richard Lee and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-0360	Sierra Industries West, LP	A.V.Lowered (Assessor)
2004-1106	Sierra Industries West, LP	A.V.Lowered (Assessor)
2004-0881	Lane McConnell	Denied

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9/21/05

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2003-1812	Latham & Watkins	Postponed
2003-1813	Latham & Watkins	Postponed
2004-0046	Zhangs LLC	Withdrawn
2004-0131	Rent-A-Center#01094	Withdrawn
2004-0246	Ronald Burton	Withdrawn
	Latham & Watkins LLP	Postponed

There being no further business, the Board, at the hour of 3:40 p.m., recessed to reconvene Monday, September 26, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, September 26, 2005

AMENDED

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

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In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, September 21, 2005 at 1:30 p.m.

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OCT - 5 2005
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Present: Margaret Ruxton, Richard Lee and John McGary

Quorum present

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The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-0360	Sierra Industries West, LP	A.V.Lowered (Assessor)
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2004-0881	Lane McConnell	Denied

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2003-1812	Latham & Watkins	Postponed
2003-1813	Latham & Watkins	Postponed
2004-0046	Zhangs LLC	Withdrawn
2004-0131	Rent-A-Center#01094	Withdrawn
2004-0246	Ronald Burton	Withdrawn
2004-0327	Latham & Watkins LLP	Postponed

There being no further business, the Board, at the hour of 3:40 p.m., recessed to reconvene Monday, September 26, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, September 26, 2005

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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#1
9/22/05

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, September 22, 2005 To Thursday, September 22, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0370
APPLICANT:	INTERNATIONAL HOTEL ASSOCIATES
PARCEL NO.:	0315 017
PARCEL ADDRESS:	0334 MASON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,325,788.00
APPLICANT'S OPINION:	$10,900,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1425
APPLICANT:	ALECTA PENSIONSFORSAKRING.OMESIDIGT
PARCEL NO.:	0267 015
PARCEL ADDRESS:	0235 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$51,636,864.00
APPLICANT'S OPINION:	$35,004,851.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
SEP 13 2005
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0909
APPLICANT:	SPP REAL ESTATE (235 PINE) INC.
PARCEL NO.:	0267 015
PARCEL ADDRESS:	0235 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$52,599,744.00
APPLICANT'S OPINION:	$37,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, September 22, 2005 To Thursday, September 22, 2005
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1845
APPLICANT:	CHOE, WON
PARCEL NO.:	0531 040
PARCEL ADDRESS:	2965 LAGUNA ST,
CURRENT ASSESSMENT:	$379,950.00
APPLICANT'S OPINION:	$222,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1846
APPLICANT:	CHOE, WON
PARCEL NO.:	0531 040
PARCEL ADDRESS:	2965 LAGUNA ST,
CURRENT ASSESSMENT:	$372,500.00
APPLICANT'S OPINION:	$222,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1974
APPLICANT:	CHOE, WON
PARCEL NO.:	0531 040
PARCEL ADDRESS:	2965 LAGUNA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$372,500.00
APPLICANT'S OPINION:	$222,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0375
APPLICANT:	NG, YUI CHEONG
PARCEL NO.:	0811 010
PARCEL ADDRESS:	0200 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,676,397.00
APPLICANT'S OPINION:	$2,302,390.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0488
APPLICANT:	KWAN, PAUL & JANE REVOCABLE
PARCEL NO.:	0258 020
PARCEL ADDRESS:	0558 0560 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,441,868.00
APPLICANT'S OPINION:	$848,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0489
APPLICANT:	KWAN, PAUL & JANE REVOCABLE
PARCEL NO.:	0271 003
PARCEL ADDRESS:	0425 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,204,511.00
APPLICANT'S OPINION:	$848,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0490
APPLICANT:	KWAN, PAUL & JANE REVOCABLE
PARCEL NO.:	0694 013
PARCEL ADDRESS:	1157 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$821,225.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0612
APPLICANT:	CHEUNG, SAM
PARCEL NO.:	0226 008
PARCEL ADDRESS:	0601 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,036,466.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, September 22, 2005 To Thursday, September 22, 2005
1:30 PM (ALL DAY)

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1429
APPLICANT:	CHOE, WON
PARCEL NO.:	0531 040
PARCEL ADDRESS:	2965 LAGUNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$387,042.00
APPLICANT'S OPINION:	$266,400.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, September 22, 2005 at 9:30 a.m.

Present: Gordon Huseby, Alec Lambie and John McGary

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SAN FRANCISCO
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Quorum present

Chairperson: Alec Lambie, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2003 tax roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-0370	International Hotel Associates	A.V. Lowered (Assessor) by a 2-1 vote; member Huseby dissenting

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-1425	Alecta Pensionsforsakring.ome	Withdrawn
2004-0909	SPP Real Estate (235 Pine) Inc.	Withdrawn

RECESS

The Board, at the hour of 10:32 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:45 p.m.

Present: Gordon Huseby, Alec Lambie and Hayes Miles

Quorum present

Chairperson: Alec Lambie, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years at issue being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-1845	Won Choe	A.V. Lowered (Board)
2003-1846	Won Choe	A.V. Lowered by the Board, but higher than Assessor's recommended value
2003-1974	Won Choe	A.V. Lowered by the Board, but higher than Assessor's recommended value
2004-0488	Kwan Revocable Trust	A.V. Lowered (Assessor) by 2-1 vote; member Miles dissenting to a lower value
2004-0489	Kwan Revocable Trust	A.V. Lowered (Board)
2004-0490	Kwan Revocable Trust	Withdrawn prior to hearing
2004-0612	Sam Cheung	A.V. Lowered (Assessor) by 2-1 vote; member Huseby dissenting to a higher value
2004-1429	Won Choe	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2004 tax roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-0375	Yui Cheong Ng	Withdrawn

There being no further business, the Board, at the hour of 4:03 p.m., recessed to reconvene Monday, September 26, 2005 at 10:00 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, September 29, 2005

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 400, City Hall
Friday, September 23, 2005 To Friday, September 23, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1931
APPLICANT:	JILLIANS ENTERTAINMENT CORPORATION
PARCEL NO.:	2000208516
PARCEL	00000101 04TH ST, 0100
TOPIC:	Other
CURRENT ASSESSMENT:	$1,591,942.00
APPLICANT'S	$26,932.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1932
APPLICANT:	JILLIANS ENTERTAINMENT CORPORATION
PARCEL NO.:	2001206879
PARCEL ADDRESS:	0101 04TH ST, 0100
TOPIC:	Other
CURRENT ASSESSMENT:	$2,343,202.00
APPLICANT'S OPINION:	$83,710.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

DATE POSTED
SEP 13 2005
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1933
APPLICANT:	JILLIANS ENTERTAINMENT CORPORATION
PARCEL NO.:	2002207084
PARCEL ADDRESS:	00000101 04TH ST, 0100
TOPIC:	Other
CURRENT ASSESSMENT:	$2,421,931.00
APPLICANT'S OPINION:	$57,936.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1934
APPLICANT:	JILLIANS ENTERTAINMENT CORPORATION
PARCEL NO.:	2003206341
PARCEL ADDRESS:	00000101 04TH ST, 0100
TOPIC:	Other
CURRENT ASSESSMENT:	$2,359,691.00
APPLICANT'S OPINION:	$32,737.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0344
APPLICANT:	FOUR G. ENTERPRISES, LLC
PARCEL NO.:	3956 008
PARCEL ADDRESS:	0300 DE HARO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,990,000.00
APPLICANT'S OPINION:	$2,660,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0372
APPLICANT:	BAYSHORE WAREHOUSE ASSOC.
PARCEL NO.:	5596 015
PARCEL ADDRESS:	0400 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,142,947.00
APPLICANT'S OPINION:	$775,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0374
APPLICANT:	ONG, WILLIAM
PARCEL NO.:	1402 035
PARCEL ADDRESS:	0338 32ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,201,865.00
APPLICANT'S OPINION:	$851,936.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0381
APPLICANT:	KCK, LLC
PARCEL NO.:	2004900383
CURRENT ASSESSMENT:	$295,581.00
APPLICANT'S	$77,122.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

Assessment Appeals Board 2 Hearing
Room 400, City Hall
Friday, September 23, 2005 To Friday, September 23, 2005
9:30 AM (ALL DAY)

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0382
APPLICANT:	KCK, LLC
PARCEL NO.:	2004207891
PARCEL ADDRESS:	0011 03RD ST,
CURRENT ASSESSMENT:	$148,142.00
APPLICANT'S OPINION:	$77,122.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0525
APPLICANT:	JILLIANS ENTERTAINMENT CORPORATION
PARCEL NO.:	2004206283
PARCEL ADDRESS:	00000101 04TH ST, 0100
CURRENT ASSESSMENT:	$3,190,312.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

FAXED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, September 26, 2005 To Tuesday, September 27, 2005
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1082
APPLICANT:	BRE - ST. FRANCIS LLC
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 - 0345 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$173,284,334.00
APPLICANT'S OPINION:	$116,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1083
APPLICANT:	BRE - ST. FRANCIS LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$59,106,664.00
APPLICANT'S OPINION:	$29,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
SEP 21 2005
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0099
APPLICANT:	BRE - ST. FRANCIS LLC
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 - 0345 POWELL ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$230,066,985.00
APPLICANT'S OPINION:	$124,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0100
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 - 0345 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$229,052,702.00
APPLICANT'S OPINION:	$105,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1831
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$72,416,000.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1832
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 POST ST,
TOPIC:	
CURRENT ASSESSMENT:	$92,330,399.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1833
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$94,177,006.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1834
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 - 0345 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$254,207,076.00
APPLICANT'S OPINION:	$150,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1835
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$96,060,547.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1448
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 - 0345 POWELL ST,
TOPIC:	
CURRENT ASSESSMENT:	$233,970,085.00
APPLICANT'S OPINION:	$114,900,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1449
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$97,853,997.00
APPLICANT'S OPINION:	$43,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board 2 Hearing
Room 408, City Hall
Monday, September 26, 2005 To Monday, September 26, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0432
APPLICANT:	RODELO, JOHN
PARCEL NO.:	3647 016
PARCEL ADDRESS:	3632 3636 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,513,424.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0433
APPLICANT:	RODELO, JOHN
PARCEL NO.:	3647 016
PARCEL ADDRESS:	3632 3636 24TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,400,000.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

DATE POSTED
SEP 21 2005
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0452
APPLICANT:	CORT FURNITURE RENTAL
PARCEL NO.:	2004205450
PARCEL ADDRESS:	00000447 BATTERY ST,
TOPIC:	
CURRENT ASSESSMENT:	$1,665,024.00
APPLICANT'S OPINION:	$782,118.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0455
APPLICANT:	US TRUST COMPANY OF CALIFORNIA
PARCEL NO.:	2004400248
PARCEL ADDRESS:	00000001 EMBARCADERO CENTER , 2050
TOPIC:	
CURRENT ASSESSMENT:	$1,682,008.00
APPLICANT'S OPINIPN:	$700,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0456
APPLICANT:	US TRUST COMPANY OF CALIFORNIA
PARCEL NO.:	2004400196
PARCEL ADDRESS:	00000101 CALIFORNIA ST, 2300
TOPIC:	
CURRENT ASSESSMENT:	$4,832,770.00
APPLICANT'S OPINION:	$2,030,200.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0475
APPLICANT:	MADISON GRAHAM COLORGRAPHICS
PARCEL NO.:	2004202403
PARCEL ADDRESS:	00000888 TENNESSEE ST, 1921
TOPIC:	
CURRENT ASSESSMENT:	$3,786,967.00
APPLICANT'S OPINION:	$3,068,353.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0478
APPLICANT:	PENSKE TRUCK LEASING CO LLP
PARCEL NO.:	2004207407
PARCEL ADDRESS:	00000640 CESAR CHAVEZ (0692-10) ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$556,933.00
APPLICANT'S OPINION:	$129,552.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0479
APPLICANT:	UNITED RENTALS, INC. #0606
PARCEL NO.:	2004205270
PARCEL ADDRESS:	00000123 LOOMIS ST,
TOPIC:	
CURRENT ASSESSMENT:	$808,246.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0480
APPLICANT:	HAMMOND, CARMELA
PARCEL NO.:	4000 024
PARCEL ADDRESS:	0209 MISSISSIPPI ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,299,120.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, September 26, 2005, at 9:30 a.m.

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Present: Adrienne Lacau, Richard Lee and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-0452	Cort Furniture Rental	Continued
2004-0475	Madison Graham Colorgraphic	A.V.Lowered (Board)

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2004-0432	John Rodelo	Postponed
2004-0433	John Rodelo	Postponed
2004-0455	US Trust Company of California	Withdrawn
2004-0456	US Trust Company of California	Withdrawn
2004-0478	Penske Truck Leasing Co, LLP	Postponed
2004-0479	United Rentals, Inc.	Postponed
2004-0480	Carmela Hammond	Withdrawn

There being no further business, the Board, at the hour of 11:10 a.m., recessed to reconvene Friday, September 30, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, September 30, 2005

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, September 29, 2005 To Thursday, September 29, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0457
APPLICANT:	BOSTON PROPERTIES, INC.
PARCEL NO.:	0229 003
PARCEL ADDRESS:	0325 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$42,977,625.00
APPLICANT'S OPINION:	$28,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1354
APPLICANT:	BOSTON PROPERTIES, INC.
PARCEL NO.:	0229 003
PARCEL ADDRESS:	0325 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$43,014,030.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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SEP 21 2005
Assessment Appeals Board

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

- Public comment will be taken on every item on the agenda.

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, September 29, 2005 To Thursday, September 29, 2005
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0058
APPLICANT:	PSB LLC
PARCEL NO.:	0287 026
PARCEL ADDRESS:	0445 BUSH ST, #1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,300,364.00
APPLICANT'S OPINION:	$1,110,800.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0059
APPLICANT:	PSB LLC
PARCEL NO.:	0287 027
PARCEL ADDRESS:	0445 BUSH ST, #2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,301,537.00
APPLICANT'S OPINION:	$1,111,200.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0060
APPLICANT:	PSB LLC
PARCEL NO.:	0287 028
PARCEL ADDRESS:	0445 BUSH ST, #3
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,300,367.00
APPLICANT'S OPINION:	$1,111,200.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0061
APPLICANT:	PSB LLC
PARCEL NO.:	0287 029
PARCEL ADDRESS:	0445 BUSH ST, #4
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,300,367.00
APPLICANT'S OPINION:	$1,111,200.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0062
APPLICANT:	PSB LLC
PARCEL NO.:	0287 030
PARCEL ADDRESS:	0445 BUSH ST, #5
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,300,363.00
APPLICANT'S OPINION:	$1,111,200.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0063
APPLICANT:	PSB LLC
PARCEL NO.:	0287 031
PARCEL ADDRESS:	0445 BUSH ST, #6
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,300,367.00
APPLICANT'S OPINION:	$1,111,200.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0064
APPLICANT:	PSB LLC
PARCEL NO.:	0287 032
PARCEL ADDRESS:	0445 BUSH ST, #7
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,300,367.00
APPLICANT'S OPINION:	$1,111,200.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0065
APPLICANT:	PSB LLC
PARCEL NO.:	0287 033
PARCEL ADDRESS:	0445 0000 BUSH ST, #8
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,300,367.00
APPLICANT'S OPINION:	$1,111,200.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0066
APPLICANT:	PSB LLC
PARCEL NO.:	0287 034
PARCEL ADDRESS:	0445 BUSH ST, #9
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,300,367.00
APPLICANT'S OPINION:	$1,110,800.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0339
APPLICANT:	WILSON BUILDING LLC, C/O JCM PARTNERS
PARCEL NO.:	3704 069
PARCEL ADDRESS:	0973 0977 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,391,355.00
APPLICANT'S OPINION:	$3,329,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0436
APPLICANT:	DOW SAN FRANCISCO LOFTS, LLC
PARCEL NO.:	3750 598
PARCEL ADDRESS:	0077 DOW PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$527,201.00
APPLICANT'S OPINION:	$263,600.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0437
APPLICANT:	DOW SAN FRANCISCO LOFTS, LLC
PARCEL NO.:	3750 598
PARCEL ADDRESS:	0077 DOW PL,
TOPIC:	Calamity
CURRENT ASSESSMENT:	$517,540.00
APPLICANT'S OPINION:	$263,478.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0547
APPLICANT:	FOURTH & MARKET HOTEL ASSOCIATES
PARCEL NO.:	3705Z001
PARCEL ADDRESS:	0000 12 4TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,365,983.00
APPLICANT'S OPINION:	$14,182,991.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, September 29, 2005, at 9:42 a.m.

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Present: Gordon Huseby, Diane Robinson and Carol Ruth Silver

Quorum present

Chairperson: Carol Ruth Silver, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll being present, informed the Board that the taxpayer had agreed to accept the Assessor's recommendations of value for the 2003 and 2004 tax roll years.

The Board heard evidence and testimony from the parties regarding the Assessor's recommended values for the years at issue. The Board approved the Assessor's recommended value for the 2003 roll year. The Board recommended an adjustment to the capitalization rate used by the Assessor for the 2004 roll year, which both parties accepted. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0457	Boston Properties, Inc.	A.V. Lowered (Assessor)
2004-1354	Boston Properties, Inc.	A.V.Lowered by the Board but higher than Assessor's recommendation

RECESS

There being no further business, the Board, at the hour of 11:32 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:32 p.m.

Present: Peter Fatooh, Gordon Huseby and Diane Robinson

Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2004-0339	Wilson Building LLC,	A.V.Lowered (Assessor)

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2004-0058	PSB LLC	Postponed
2004-0059	PSB LLC	Postponed
2004-0060	PSB LLC	Postponed
2004-0061	PSB LLC	Postponed
2004-0062	PSB LLC	Postponed
2004-0063	PSB LLC	Postponed
2004-0064	PSB LLC	Postponed
2004-0065	PSB LLC	Postponed
2004-0066	PSB LLC	Postponed
2004-0436	Dow San Francisco Lofts, LLC	Withdrawn
2004-0437	Dow San Francisco Lofts, LLC	Withdrawn
2004-0547	Fourth & Market Hotel Assos:	Withdrawn

There being no further business, the Board, at the hour of 2:10 p.m., recessed to reconvene Friday, September 30, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board September 30, 2005

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, September 30, 2005 To Friday, September 30, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1422
APPLICANT:	MANNING, MARY
PARCEL NO.:	0275A026
PARCEL ADDRESS:	1001 PINE ST, 310
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$416,160.00
APPLICANT'S OPINION:	$320,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1657
APPLICANT:	WENWARD HOLDINGS LLC
PARCEL NO.:	0554 029
PARCEL ADDRESS:	1835 1839 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,237,292.00
APPLICANT'S	$1,500,432.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
SEP 21 2005
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, September 30, 2005 To Friday, September 30, 2005
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0729
APPLICANT:	GUALCO, ADRIENNE
PARCEL NO.:	0466A044
PARCEL ADDRESS:	0127 0129 ALHAMBRA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$413,009.00
APPLICANT'S OPINION:	$373,021.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

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In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, September 30, 2005, at 9:42 a.m.

Present: Peter Fatooh, Gordon Huseby and Carol Ruth Silver

Quorum present

Chairperson: Carol Ruth Silver, Presiding

SF
A77
#2
9/30/05

The following listed applicant for change in the assessed valuation of property affecting the 2003 Assessment Roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-1422	Mary Manning	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-1657	Wenward Holdings, LLC	Withdrawn
2004-0729	Adrienne Gualco	Withdrawn (application was previously denied by the Hearing Officer; applicant requested full board hearing then withdrew the appeal; therefore, original Hearing Officer decision stands

There being no further business, the Board, at the hour of 10:05 a.m., recessed to reconvene Monday, October 3, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, October 4, 2005

Phone: (415) 554-6778
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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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Assessment Appeals Board 2 Hearing
Room 408, City Hall
Friday, September 30, 2005 To Friday, September 30, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0563
APPLICANT:	THELEN, REID & PRIEST, LLP
PARCEL NO.:	2003200968
PARCEL ADDRESS:	00000101 02ND ST, 1800
TOPIC:	
CURRENT ASSESSMENT:	$9,571,924.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0556
APPLICANT:	ROSS STORES, INC
PARCEL NO.:	2004202674
PARCEL ADDRESS:	00000799 00000000 MARKET ST, 0000
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,664,977.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
SEP 21 2005
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0557
APPLICANT:	BUCA RESTAURANTS 2, INC.
PARCEL NO.:	2004205022
PARCEL ADDRESS:	00000855 HOWARD ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,360,588.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0558
APPLICANT:	ROSS STORES, INC
PARCEL NO.:	2004202675
PARCEL ADDRESS:	00001545 SLOAT BLVD, 0000
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$603,317.00
APPLICANT'S OPINION:	$275,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0608
APPLICANT:	HEFFERNAN, TERRENCE
PARCEL NO.:	4108 018
PARCEL ADDRESS:	0991 TENNESSEE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,756,082.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0610
APPLICANT:	CATHEDRAL HAIGHTS, LLC
PARCEL NO.:	2004400185
PARCEL ADDRESS:	00001101 VAN NESS AVE,
TOPIC:	
CURRENT ASSESSMENT:	$2,142,189.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0660
APPLICANT:	ICON MEDIALAB, INC.
PARCEL NO.:	2004205238
PARCEL ADDRESS:	00000022 04TH ST, 9TH FLR
TOPIC:	
CURRENT ASSESSMENT:	$1,363,425.00
APPLICANT'S OPINION:	$30,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0712
APPLICANT:	WANG, PAUL
PARCEL NO.:	2030 011
PARCEL ADDRESS:	1222 NORIEGA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$466,192.00
APPLICANT'S OPINION:	$330,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

Assessment Appeals Board 2 Hearing
Room 408, City Hall
Friday, September 30, 2005 To Friday, September 30, 2005
9:30 AM (ALL DAY)

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0736
APPLICANT:	FERRARI, MILDRED
PARCEL NO.:	3975 011
PARCEL ADDRESS:	0401 0415 UTAH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$428,337.00
APPLICANT'S OPINION:	$255,157.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0756
APPLICANT:	THELEN, REID & PRIEST, LLP
PARCEL NO.:	2004201081
PARCEL ADDRESS:	00000101 02ND ST, 1800
TOPIC:	
CURRENT ASSESSMENT:	$8,770,032.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro by mail to Interim Administrator, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from Ms. Destro or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, September 30, 2005, at 9:30 a.m.

Present: Adrienne Lacau, Margaret Ruxton and John McGary

Quorum present

Chairperson: John McGary, Presiding

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The following listed applicant for change in the assessed valuation of property affecting the 2003 Assessment Roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

SF
A77
#2
9/30/05

Appeal No.	Name	Disposition
2004-0610	Cathedral Haights, LLC	Penalty Waived, Valuation Continued to November 30, 2005
2004-0736	Mildred Ferrari	Continued to November 30, 2005

There being no further business, the Board, at the hour of 10:55 a.m., recessed to reconvene Monday, October 3, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, October 7, 2005

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